

LAND USE APPLICATION SUMMARY

Property Location: 35 Groveland Terrace
Project Name: 35 Groveland Terrace
Prepared By: Lindsey Silas, Senior City Planner, (612) 673-2653
Applicant: Mohsen and Julie Sadeghi
Project Contact: Craig Martin, Peterssen/Keller Architecture
Request: To allow a new three-story residential building with five dwelling units.
Required Applications:

Rezoning	Petition to rezone the property located at 35 Groveland Terrace from the R2 Multiple-Family District to the R3 Multiple-Family District.
Conditional Use Permit	To increase the maximum allowed height in the R3 District from 2.5 stories or 35 feet to 3 stories or 44 feet.
Site Plan Review	For a new residential building with five dwelling units.

SITE DATA

Existing Zoning	R2 Multiple-Family District
Lot Area	16,756 square feet / 0.38 acres
Ward(s)	7
Neighborhood(s)	Lowry Hill
Future Land Use	Urban Neighborhood
Goods and Services Corridor	N/A
Built Form	Interior 2

Date Application Deemed Complete	April 20, 2020	Date Extension Letter Sent	May 22, 2020	Extension Granted by Applicant	June 5, 2020
End of 60-Day Decision Period	June 19, 2020	End of 120-Day Decision Period	August 18, 2020	End of Decision Period	September 1, 2020

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject site is occupied by a three-story single-family home on a large lot. The site is located on a steep hill with the rear of the site significantly higher than the front of the site. The site was approved for a demolition of a historic resource application to demolish the existing single-family home on the site.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The area to the south and northwest of the site is primarily zoned R2 and R2B and contains residential uses ranging from single-family homes to multiple-family dwellings. The surrounding single-family homes are large homes that tend to be three stories in height. Directly across the street from the site are R6 and OR2 zoning districts which contain multiple-family dwellings, office buildings, and the Walker Art Center.

PROJECT DESCRIPTION. The applicant has proposed to construct a new three-story, five-unit condo building with one level of underground parking accessed via a driveway along the west side of the site. The first two floors will contain two units each and the third floor will contain one unit that will be set back along the front elevation. From the rear of the lot the building will appear to be two stories but due to the significant grade change on the site and design of the building and it is considered a three-story building. The point ten feet in front of the building is ten feet lower than where the front of the building will sit due to the steep grade change. In addition to site plan review, the following applications have been identified:

- Petition to rezone the property at 35 Groveland Terrace from the R2 Multiple-Family District to the R3 Multiple-Family District. The applicant has requested the rezoning to take advantage of the greater floor area ratio allowance in the R3 District.
- Conditional use permit to increase the maximum allowed height in the R3 District from 2.5 stories or 35 feet to 3 stories or 44 feet.

RELATED APPROVALS.

Planning Case #	Application(s)	Description	Action
PLAN10010	Demolition of a historic resource	Application to demolish the existing single-family home on the site	Approved by the Heritage Preservation Commission on December 17, 2019 date

PUBLIC COMMENTS. Public comments have been received and are attached to this report. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

REZONING

The Department of Community Planning and Economic Development has analyzed the application for a petition to rezone the property at 35 Groveland Terrace from R2 to R3 based on the following findings:

1. *Whether the amendment is consistent with the applicable policies of the comprehensive plan.*

The proposed zoning would be consistent with the applicable guidance and policies of Minneapolis 2040 (2020):

Future Land Use	Guidance	Staff Comment
Urban Neighborhood	Urban Neighborhood is a predominantly residential area with a range of allowed building types. May include small-scale institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. Like the Neighborhood Mixed Use category, commercial uses can continue serving their existing commercial function. Commercial zoning is appropriate for these properties, while expansion of commercial uses and zoning into surrounding areas is not encouraged.	The proposed building would contain five residential units. Residential buildings are appropriate for urban neighborhood areas.
Built Form Guidance	Guidance	Staff Comment
Interior 2	New and remodeled buildings in the Interior 2 district should be small-scale residential. Individual lots are permitted to have up to three dwelling units. Multifamily buildings with more than three units are permitted on larger lots. Limited combining of lots is permitted. Building heights should be 1 to 2.5 stories.	The proposed rezoning to R3 is compatible with the Interior 2 designation within <i>Minneapolis 2040</i> . The R3 District is established to provide an environment of predominantly single and two-family dwellings, cluster developments and smaller multiple-family developments on lots with a minimum of five thousand (5,000) square feet and at least one thousand five hundred (1,500) square feet of lot area per dwelling unit. The maximum height in R3 is 2.5 stories which is compatible with maximum building height of 2.5 stories in Interior 2.

The following policies and action steps from Minneapolis 2040 (2020) apply to this proposal:

Policy 1. Access to Housing: Increase the supply of housing and its diversity of location and types.

- b. Allow the highest-density housing in and near Downtown.
- c. Allow multifamily housing on public transit routes, with higher densities along high-frequency routes and near METRO stations.
- d. In neighborhood interiors that contain a mix of housing types from single family homes to apartments, allow new housing within that existing range.

Staff finds the proposed zoning amendment is consistent with the Urban Neighborhood and Interior 2 designations within *Minneapolis 2040*.

2. *Whether the amendment is in the public interest and is not solely for the interest of a single property owner.*

The proposed zoning amendment is in the public interest and is not solely for the interest of a single property owner. The proposed rezoning is consistent with the *Minneapolis 2040* built form guidance of Interior 2 for the site which allows multifamily buildings on larger lots. The proposed site is a large lot of 16,756 square feet. The proposed rezoning brings the site in line with the Interior 2 guidelines while also allowing an increase in housing density on the site. The proposal is in the public interest. The proposed rezoning will allow for additional density on a large lot where the comprehensive plan identifies additional density as appropriate.

3. *Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.*

The site is surrounded by R2 zoning on three sides. The uses in the surrounding R2 District include large single-family and two-family dwellings, a seven-unit apartment building, and commercial uses to the east. Across the street from the subject site there is an R6 zoning district containing multiple-family buildings and an OR2 zoning district containing the Walker Art Center and office buildings. The uses and zoning classifications within the general area are compatible with the proposed R3 zoning classification.

4. *Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.*

The R2 District allows low density, single-, two-, and three-family dwellings and cluster developments with a maximum floor area ratio of 0.5. While these are reasonable uses, the R3 zoning district would allow for slightly more density which is consistent with the Interior 2 built form designation. The lot is significantly larger than average size at 16,756 square feet. The Interior 2 district allows for multifamily buildings on larger lots. Multifamily dwellings that are not part of a cluster development are not permitted within the R2 District. The proposed rezoning is required to permit a multiple-family dwelling on this site.

5. *Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.*

There has not been a change in the character or trend of development in the general area. However, the *Minneapolis 2040* comprehensive plan was adopted as of January 1, 2020 and guides this area for medium-density zoning that is compatible with the requested R3 district.

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to increase the maximum allowed height in the R3 District from 2.5 stories or 35 feet to 3 stories or 44 feet based on the following findings:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

The proposed building will not be detrimental to or endanger the public health, safety, comfort or general welfare provided it complies with all applicable building codes, life safety ordinances, stormwater management and other Public Works Requirements. Building height, in general, does not pose a danger to the public welfare.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The proposed three-story building will not be injurious to the use and enjoyment of other property or impede development and improvement of surrounding property. The highest point of the proposed flat-roofed building will be shorter than the peak height of the existing house and of adjacent residential buildings.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

Adequate utilities, access, drainage, and other necessary facilities will be provided for the project and the development team will be required to work with Public Works, Plan Review and Planning staff to comply with City and other applicable requirements.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

Adequate measures have been to minimize traffic congestion in the public streets. The applicant has proposed eleven parking spaces and nine bicycle parking spaces to serve the five dwelling units. The building is located less than one block from the Hennepin/Lyndale interchange which is served by multiple high-frequency bus routes. The site also has great access to bicycle facilities with the Loring Greenway and Cedar Lake Trail within short bicycling distance.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

The proposed use is not consistent with the applicable guidance and policies of Minneapolis 2040 (2020):

Future Land Use	Guidance	Staff Comment
Urban Neighborhood	Urban Neighborhood is a predominantly residential area with a range of allowed building types. May include small-scale institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. Like the Neighborhood Mixed Use category, commercial uses can continue serving their existing commercial function. Commercial zoning is appropriate for these properties, while expansion of commercial uses and zoning into surrounding areas is not encouraged.	The proposed building would contain five residential units. Residential buildings are appropriate for urban neighborhood areas.
Built Form Guidance	Guidance	Staff Comment
Interior 2	New and remodeled buildings in the Interior 2 district should be small-scale residential. Individual lots are permitted to have up to three dwelling units. Multifamily buildings with more than three units are permitted on larger lots. Limited combining of lots is permitted. Building heights should be 1 to 2.5 stories.	The proposal to increase the maximum allowed height from 2.5 stories to 3 stories is not consistent with the Interior 2 designation which calls for a maximum building height of 2.5 stories and does not contain any

		language for considering taller buildings
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The following goals from *Minneapolis 2040 (2020)* apply to this proposal:

Goal 3. Affordable and accessible housing: In 2040, all Minneapolis residents will be able to afford and access quality housing throughout the city.

The following policies and action steps from *Minneapolis 2040 (2020)* apply to this proposal:

Policy 1. Access to Housing: Increase the supply of housing and its diversity of location and types.

- b. Allow the highest-density housing in and near Downtown.
- c. Allow multifamily housing on public transit routes, with higher densities along high-frequency routes and near METRO stations.
- d. In neighborhood interiors that contain a mix of housing types from single family homes to apartments, allow new housing within that existing range.

While the proposal is consistent with the above *Minneapolis 2040* goal and policies, the proposed conditional use permit to increase height is not consistent with the future land use guidance for the site. The Interior 2 future land use category is appropriate for buildings of 1 to 2.5 stories in height. There is no mechanism within the Interior 2 district that allows for height increases. Therefore, staff finds that the proposal to construct a new three-story building not consistent with the guidance from *Minneapolis 2040*.

6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

If the requested land use applications were to be approved, the proposal will comply with all provisions of the R3 District.

Additional Standards to Increase Maximum Height

In addition to the conditional use permit standards, the Planning Commission shall consider, but not be limited to, the following factors when determining the maximum height of principal structures in commercial districts:

1. *Access to light and air of surrounding properties.*

The tallest point of the proposed three-story building is less than the tallest point of the existing three-story building on site. The proposal to construct a new three-story building will not impede access to light and air of surrounding properties.

2. *Shadowing of residential properties, significant public spaces, or existing solar energy systems.*

The submitted shadow study demonstrates that shadowing impacts on the neighbor to the northeast would be minimal and limited to the winter months. The shadowing impacts are not expected to be greater than the shadowing impacts of the existing building on site. There are no known solar energy systems that would be shadowed by the proposed development. The Walker Art Center field is located across the street from the subject site, which is a significant open space. The submitted shadow study indicates that shadowing impacts on the Walker field will be limited to the darkest winter months and isolated to a small area next to the sidewalk.

3. *The scale and character of surrounding uses.*

The existing building on site is three stories and surrounding residential uses on both sides are three stories. The proposed three-story height is compatible with the scale and character of surrounding uses.

4. *Preservation of views of landmark buildings, significant open spaces or water bodies.*

The tallest point of the proposed building will be less than the tallest point of the existing building and will not impede views of any landmark buildings, significant open spaces, or water bodies.

SITE PLAN REVIEW

The Department of Community Planning and Economic Development has analyzed the application based on the required findings and applicable standards in the site plan review chapter:

Applicable Standards of Chapter 530, Site Plan Review

BUILDING PLACEMENT AND DESIGN

Building placement – Meets requirements

- The first floor of the building is located along the established front yard setback 45 feet from the front lot line abutting Groveland Terrace, which is more than eight feet from the front property line as required by the zoning district.
- The placement of the building reinforces the street wall, maximizes natural surveillance and visibility, and facilitates pedestrian access and circulation.
- The area between the building and lot line includes amenities including landscaping.
- All on-site accessory parking is located to the rear or interior of the site, within the principal building served, or entirely below grade.

Principal entrances – Meets requirements

- The building is oriented so that at least one principal entrance faces the front property line.
- All principal entrances are clearly defined and emphasized through the use of architectural features.

Visual interest – Requires alternative compliance

- The building walls provide architectural detail and contain windows in order to create visual interest.
- There are blank, uninterrupted walls exceeding 25 feet in length on the west elevation. Alternative compliance is required.

Exterior materials – Meets requirements

- The applicant is proposing stone and metal panel as the building's primary exterior materials. Each elevation would comply with the City's durability standards for exterior materials. Please note that exterior material changes at a later date may require review by the Planning Commission and an amendment to the site plan review.
- In addition, the application is consistent with the City's policy of allowing no more than three exterior materials per elevation, excluding windows, doors, and foundation materials.
- Plain face concrete block is not proposed along any public streets, sidewalks, or adjacent to a residence or office residence district.
- The exterior materials and appearance of the rear and side walls of the building are similar to and compatible with the front of the building.

Percentage of Exterior Materials per Elevation

Material	Allowed Max	North	South	East	West
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Glass	100%	37%	27%	16.5%	18%
Stone	100%	32%	31%	60%	51.5%
Metal Panel	75%	19.5%	34%	22.5%	25.5%

Windows – Meets requirements

- For residential uses, the zoning code requires that no less than 20 percent of the walls on the first floor, and no less than ten percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows. The project is in compliance with the minimum window requirement.
- All windows are vertical in proportion and are evenly distributed along the building walls.

Window Requirements for Residential Uses

Floor	Code		Proposed	
1st floor	20% minimum	114 sq. ft.	40%	228 sq. ft.
2nd floor and above	10% minimum	85 sq. ft.	>10%	>85 sq. ft.

Ground floor active functions – Meets requirements

- The ground floor facing Groveland Terrace contains 100 percent (71 feet) active functions. At least 70 percent of the first floor building frontage facing the public street, public sidewalk, or public walkway contains active functions.

Roof line – Meets requirements

- The principal roof line of the building will be flat, which is similar to that of surrounding multifamily buildings.
- The submitted plans indicate the location of a rooftop solar array but do not include details demonstrating that the solar array complies with the standards laid out in Chapter 535 of the zoning code. If the project were to be approved, staff would recommend a condition of approval that the final plans include details demonstrating that the solar array complies with the standards laid out in Chapter 535 of the zoning code.

Parking garages – Meets requirements

- The applicant has proposed one level of underground parking as part of the project. The proposed building complies with the minimum ground floor active functions requirements.

ACCESS AND CIRCULATION**Pedestrian access – Meets requirements with Conditions of Approval**

- There is an eight-foot wide walkway connecting the building with the public sidewalk.
- The applicant has not submitted a lighting plan. If the project were to be approved, staff would recommend a condition of approval that requires the final plans to demonstrate compliance with 530.130 of the zoning code

Transit access – Not applicable

- No transit shelters are proposed as part of this development.

Vehicular access – Meets requirements

- Vehicular access and circulation has been designed to minimize conflicts with pedestrian traffic and with surrounding residential uses.
- There is one existing curb cut that accesses a shared drive along the northwest side of the site. The applicant has proposed to narrow this curb cut as part of the project.
- There are no public alleys adjacent to the site.
- Service vehicle access does not conflict with pedestrian traffic.
- The proposed site plan minimizes the use of impervious surfaces.

LANDSCAPING AND SCREENING

General landscaping and screening – *Meets requirements*

- The overall composition and location of landscaped areas complement the scale of development and its surroundings.
- At least 20 percent of the site not occupied by the building is landscaped. The applicant is proposing approximately 4,594 square feet of landscaping on site, or approximately 49 percent of the site not occupied by buildings.
- The applicant is proposing at least one canopy tree per 500 square feet of the required landscaped area, including all required landscaped yards. The tree requirement for the site is 4 and the applicant is proposing a total of 5 trees.
- The applicant is proposing at least one shrub per 100 square feet of the required landscaped area, including all required landscaped yards. The shrub requirement for the site is 19 and the applicant is proposing 33 shrubs.
- The remainder of the required landscaped area is covered with turf grass, native grasses, perennial flowering plants, vines, shrubs and other trees.

Landscaping and Screening Requirements

Requirement	Code	Proposed
Lot Area	--	16,756 sq. ft.
Building Footprint	--	7,450 sq. ft.
Remaining Lot Area	--	9,306 sq. ft.
Landscaping Required	1,861 sq. ft.	4,594 sq. ft.
Canopy Trees (1:500 sq. ft.)	4 trees	5 trees
Shrubs (1:100 sq. ft.)	19 shrubs	33 shrubs

Parking and loading landscaping and screening – *Not applicable*

- There is no surface parking proposed for the site, so the site is not subject to the screening and landscaping requirements for parking areas per section 530.170.

Additional landscaping requirements – *Meets requirements with Conditions of Approval*

- As conditioned, the plant materials, and the installation and maintenance of the plant materials, would comply with sections 530.200 and 530.210 of the zoning code.
- All other areas not occupied by buildings, parking and loading facilities, or driveways would be covered with turf grass, native grasses, perennials, wood mulch, shrubs, and trees.

ADDITIONAL STANDARDS

Concrete curbs and wheel stops – Not applicable

- There are no surface parking spaces proposed on the site.

Site context – Meets requirements

- There are no important elements of the city near the site that will be obstructed by the proposed building.
- This building should have minimal shadowing effects on public spaces and adjacent properties. The tallest point of the proposed building is less than the tallest point of the existing building and is not expected to have greater shadowing effects.
- This building has been designed to minimize the generation of wind currents at ground level.

Crime prevention through environmental design – Meets requirements with Conditions of Approval

- The site plan employs best practices to increase natural surveillance and visibility, to control and guide movement on the site, and to distinguish between public and non-public spaces.
- The proposed site, landscaping, and buildings promote natural observation and maximize the opportunities for people to observe adjacent spaces and public sidewalks.
- The applicant did not submit a lighting plan showing entry way and walkway lighting. If the project were to be approved, staff would recommend a condition of approval that would require the final site plan to demonstrate how the entrances will be lit. As conditioned, the project would provide lighting on site, at all building entrances, and along walkways that maintains a minimum acceptable level of security while not creating glare or excessive lighting of the site.
- The landscaping, sidewalks, lighting, fencing, and building features are located to clearly guide pedestrian movement on or through the site and to control and restrict people to appropriate locations.
- The entrances, exits, signs, fencing, landscaping, and lighting are located to distinguish between public and private areas, to control access, and to guide people coming to and going from the site.

Historic preservation – Meets requirements

- The site received approval for a demolition of a potential historic resource from the Heritage Preservation Commission. This site is neither historically designated or located in a designated historic district, nor has it been determined to be eligible for designation.

Applicable Regulations of the Zoning Ordinance

The proposed use is permitted in the R3 District.

Off-street Parking and Loading – Meets requirements

- The off-street vehicle parking requirement is one parking space per dwelling unit. The project is eligible for the transit incentive parking reduction since it is located within one quarter mile of high-frequency bus routes 4 and 6. The applicant has proposed a total of 11 parking spaces for the building within the underground garage.
- The minimum bicycle parking requirement for multiple-family dwellings with five units is one space per two dwelling units. The total bicycle parking requirement for the project is three spaces and the applicant has proposed a total of nine bicycle parking spaces.
- There is no off-street loading requirement for residential buildings with five dwelling units.

Vehicle Parking Requirements Per Use (Chapter 541)

Use	Minimum	Reductions	Minimum	Maximum	Proposed
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Residential Dwellings	5	Transit Incentives (5)	0	N/A	11
	--	--	0	N/A	11

Bicycle Parking Requirements (Chapter 541)

Use	Minimum	Short-Term	Long-Term	Proposed
Residential Dwellings	3	--	Not less than 90%	9
	3	--	--	9

Loading Requirements (Chapter 541)

Use	Loading Requirement	Loading Spaces	Proposed
Residential Dwellings	None	None	None
	None	None	None

Building Bulk and Height – Requires conditional use permit

- The proposed building requires a conditional use permit to increase the maximum height from 2.5 stories or 35 feet to 3 stories or 44 feet. Staff has analyzed the conditional use permit above and is recommending denial of the conditional use permit and site plan review due to inconsistency with the *Minneapolis 2040* comprehensive plan.

Building Bulk and Height Requirements

Requirement	Code	Bonuses	Total	Proposed
Lot Area	--	--	--	16,756 sq. ft. / 0.38 acres
Gross Floor Area	--	--	--	16,705 sq. ft.
Min. Floor Area Ratio	N/A	--	--	1.0
Max. Floor Area Ratio	1.0	--	1.0	1.0
Max. Building Height	2.5 stories or 35 feet, whichever is less			3 stories or 44 feet.

Lot and Residential Unit Requirements – Meets requirements

- The proposed project complies with the lot and residential unit requirements for the district.
- The proposed dwelling units meet the minimum gross floor area requirement of 500 sq. ft. per unit or 350 sq. ft. per efficiency unit.
- Inclusionary housing is not required.

Lot and Residential Unit Requirements Summary

Requirement	Code	Proposed
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Min. Lot Area	5,000 or 1,500 sq. ft. per dwelling unit, whichever is greater	16,756 sq. ft.
Min. Lot Width	40 ft.	94 ft.
Max. Impervious Surface Area	60%	57%
Max. Lot Coverage	45%	44.5%
Dwelling Units (DU)	--	5 DUs
Density (DU/acre)	--	13 DU/acre

Yard Requirements – Meets requirements

- The proposed building complies with the yard requirements for the district.
- There are retaining walls located within required yards on the west and east sides of the building. The survey demonstrates that the retaining walls will be retaining natural grade and therefore the retaining walls are permitted obstructions pursuant to section 535.280 of the zoning code.

Minimum Yard Requirements

Setback	Zoning District	Overriding Regulations	Total Requirement	Proposed
Front (North)	20 ft.	45 ft. (established front yard)	45 ft.	45 ft.
Interior Side (West)	9 ft.	--	9 ft.	9 ft.
Interior Side (East)	9 ft.	--	9 ft.	10 ft.
Rear (South)	9 ft.	--	9 ft.	30 ft.

Signs – Not applicable

- There are no signs proposed as part of the project.

Screening of Mechanical Equipment – Meets requirements with Conditions of Approval

- The submitted plans show mechanical equipment located in the basement level and within each unit. The plans do not clearly indicate where transformers will be located on the property. If the project were to be approved, staff would recommend a condition of approval that all mechanical equipment must be screened to comply with section 535.70 of the zoning code.

Refuse Screening – Meets requirements

- All refuse and recycling storage containers are located within the garage level of the building.

Lighting – Meets requirements with Conditions of Approval

- The applicant has not submitted a lighting plan. If the project were to be approved, staff would recommend a condition of approval that requires the final plans to demonstrate compliance with 530.130 of the zoning code.

Fences – Not applicable

- No fences are proposed as part of the project.

Specific Development Standards – Meets requirements

- The applicant’s proposal meets the specific development standards for multiple-family dwellings in Chapter 536.

Applicable Policies of the Comprehensive Plan

Future Land Use	Guidance	Staff Comment
Urban Neighborhood	Urban Neighborhood is a predominantly residential area with a range of allowed building types. May include small-scale institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. Like the Neighborhood Mixed Use category, commercial uses can continue serving their existing commercial function. Commercial zoning is appropriate for these properties, while expansion of commercial uses and zoning into surrounding areas is not encouraged.	The proposed building would contain five residential units. Residential buildings are appropriate for urban neighborhood areas.
Built Form Guidance	Guidance	Staff Comment
Interior 2	New and remodeled buildings in the Interior 2 district should be small-scale residential. Individual lots are permitted to have up to three dwelling units. Multifamily buildings with more than three units are permitted on larger lots. Limited combining of lots is permitted. Building heights should be 1 to 2.5 stories.	The proposal to increase the maximum allowed height from 2.5 stories to 3 stories is not consistent with the Interior 2 designation which calls for a maximum building height of 2.5 stories.

The following policies and action steps from Minneapolis 2040 (2020) apply to this proposal:

Policy 1. Access to Housing: Increase the supply of housing and its diversity of location and types.

- b. Allow the highest-density housing in and near Downtown.
- c. Allow multifamily housing on public transit routes, with higher densities along high-frequency routes and near METRO stations.
- d. In neighborhood interiors that contain a mix of housing types from single family homes to apartments, allow new housing within that existing range.

While the proposal is consistent with the above stated *Minneapolis 2040* policies, the proposed conditional use permit to increase height is not consistent with the future land use guidance for the site. The Interior 2 future land use category is appropriate for buildings of 1 to 2.5 stories in height. There is no mechanism within the Interior 2 district that allows for height increases. Therefore, staff finds that the proposal to construct a new three-story building not consistent with the guidance from *Minneapolis 2040*.

Alternative Compliance

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that the project meets one of three criteria required for alternative compliance. Alternative compliance is requested for the following requirements:

- **Visual interest.** There are blank, uninterrupted walls exceeding 25 feet in length on the second and third floors of the west elevation. The floor plans indicate that the blank walls are adjacent to living rooms and covered front-facing decks for two units. Staff finds that requiring compliance with this standard would not be unreasonable. If the project were to be approved, staff would recommend a condition of approval that there be no blank, uninterrupted walls exceeding 25 feet in length on the building.

FOR REZONINGS ONLY

ZONING PLATE NUMBER. 18

LEGAL DESCRIPTION.

(Per Certificate of Title No. 1082279)

Lot 7, Auditor's Subdivision No. 147, Hennepin County, Minn

AND

(Per Quit Claim Deed No. A10198909)

Lot 16, Auditors Subdivision Number 147, and that part of Lot 8, in Auditors Subdivision Number 147, described as follows:

Beginning at a point in the Southwesterly line of said Lot 8, which point is at the northwest corner of Lot 16 in said Auditors Subdivision Number 147; thence northeasterly parallel with the northwesterly line of said Lot 8, a distance of 100.3 feet to a point; thence southeasterly on the prolongation of a straight line which connects said last described point and a point on the northwesterly line of said Lot 8 which is distant 97.35 feet northeasterly from the southwest corner of said Lot 8, a distance of 20.65 feet; thence southeasterly deflecting at an angle of 41 degrees 27 minutes to the right from the last described course a distance of 4.00 feet; thence southeasterly deflecting at an angle of 41 degrees 27 minutes to the left from the last described course a distance of 5.70 feet; thence at a right angle southwesterly 1.45 feet; thence southeasterly deflecting at an angle of 75 degrees 26 minutes to the left from the last described course a distance of 10.33 feet; thence southeasterly on a tangential curve to the left with a radius of 108.8 feet a distance of 19.94 feet; thence easterly on a curve (said curve hereinafter known as line "A") convex to the south with a radius of 26.50 feet a distance of 14.8 feet more or less, to a point (said point hereinafter known as Point "A") on the southeasterly line of said Lot 8, (said southeasterly line hereinafter known as Line "B") distant 103.73 feet southwesterly, measured along the southeasterly line of said Lot 8 from the northeasterly or most easterly corner of said Lot 8; thence southerly along the southeasterly line of Lot 8 to the southeasterly corner of said Lot 8; thence northwesterly along the southwesterly line of said Lot 8, a distance of 66.2 feet to the point of beginning. (Abstract)

Which lies easterly of a line drawn southwesterly from a point on Line "A" distant 3.00 feet westerly of Point "A" to a Point on Line "B" 6.00 feet southwesterly of Point "A" and said line there terminating.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Craig Martin for the property located at 35 Groveland Terrace:

A. Rezoning.

Recommended motion: **Approve** the petition to rezone the property at 35 Groveland Terrace to the R3 Multiple-Family District.

B. Conditional Use Permit to increase the maximum allowed height in the R3 District.

Recommended motion: **Deny** the conditional use permit to increase the maximum allowed height in the R3 District from 2.5 stories or 35 feet to 3 stories or 44 feet.

C. Site Plan Review.

Recommended motion: **Deny** the site plan review for a new residential building with five dwelling units.

ATTACHMENTS

1. Rezoning ordinance
2. Zoning map
3. Written description and findings submitted by applicant
4. Photos
5. Survey
6. Site plan
7. Floor plans
8. Building elevations
9. Building sections
10. Shadow study
11. Rendering
12. PDR Report
13. Public comments

ORDINANCE

By Goodman

Amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 521.30 of the above-entitled ordinance be amended by changing the zoning district for the following parcels of land, pursuant to MS 462.357:

The Land is described as follows:

(Per Certificate of Title No. 1082279)

Lot 7, Auditor's Subdivision No. 147, Hennepin County, Minn

AND

(Per Quit Claim Deed No. A10198909)

Lot 16, Auditors Subdivision Number 147, and that part of Lot 8, in Auditors Subdivision Number 147, described as follows:

Beginning at a point in the Southwesterly line of said Lot 8, which point is at the northwest corner of Lot 16 in said Auditors Subdivision Number 147; thence northeasterly parallel with the northwesterly line of said Lot 8, a distance of 100.3 feet to a point; thence southeasterly on the prolongation of a straight line which connects said last described point and a point on the northwesterly line of said Lot 8 which is distant 97.35 feet northeasterly from the southwest corner of said Lot 8, a distance of 20.65 feet; thence southeasterly deflecting at an angle of 41 degrees 27 minutes to the right from the last described course a distance of 4.00 feet; thence southeasterly deflecting at an angle of 41 degrees 27 minutes to the left from the last described course a distance of 5.70 feet; thence at a right angle southwesterly 1.45 feet; thence southeasterly deflecting at an angle of 75 degrees 26 minutes to the left from the last described course a distance of 10.33 feet; thence southeasterly on a tangential curve to the left with a radius of 108.8 feet a distance of 19.94 feet; thence easterly on a curve (said curve hereinafter known as line "A") convex to the south with a radius of 26.50 feet a distance of 14.8 feet more or less, to a point (said point hereinafter known as Point "A") on the southeasterly line of said Lot 8, (said southeasterly line hereinafter known as Line "B") distant 103.73 feet southwesterly, measured along the southeasterly line of said Lot 8 from the northeasterly or most easterly corner of said Lot 8; thence southerly along the southeasterly line of Lot 8 to the southeasterly corner of said Lot 8; thence northwesterly along the southwesterly line of said Lot 8, a distance of 66.2 feet to the point of beginning. (Abstract)

Which lies easterly of a line drawn southwesterly from a point on Line "A" distant 3.00 feet westerly of Point "A" to a Point on Line "B" 6.00 feet southwesterly of Point "A" and said line there terminating.

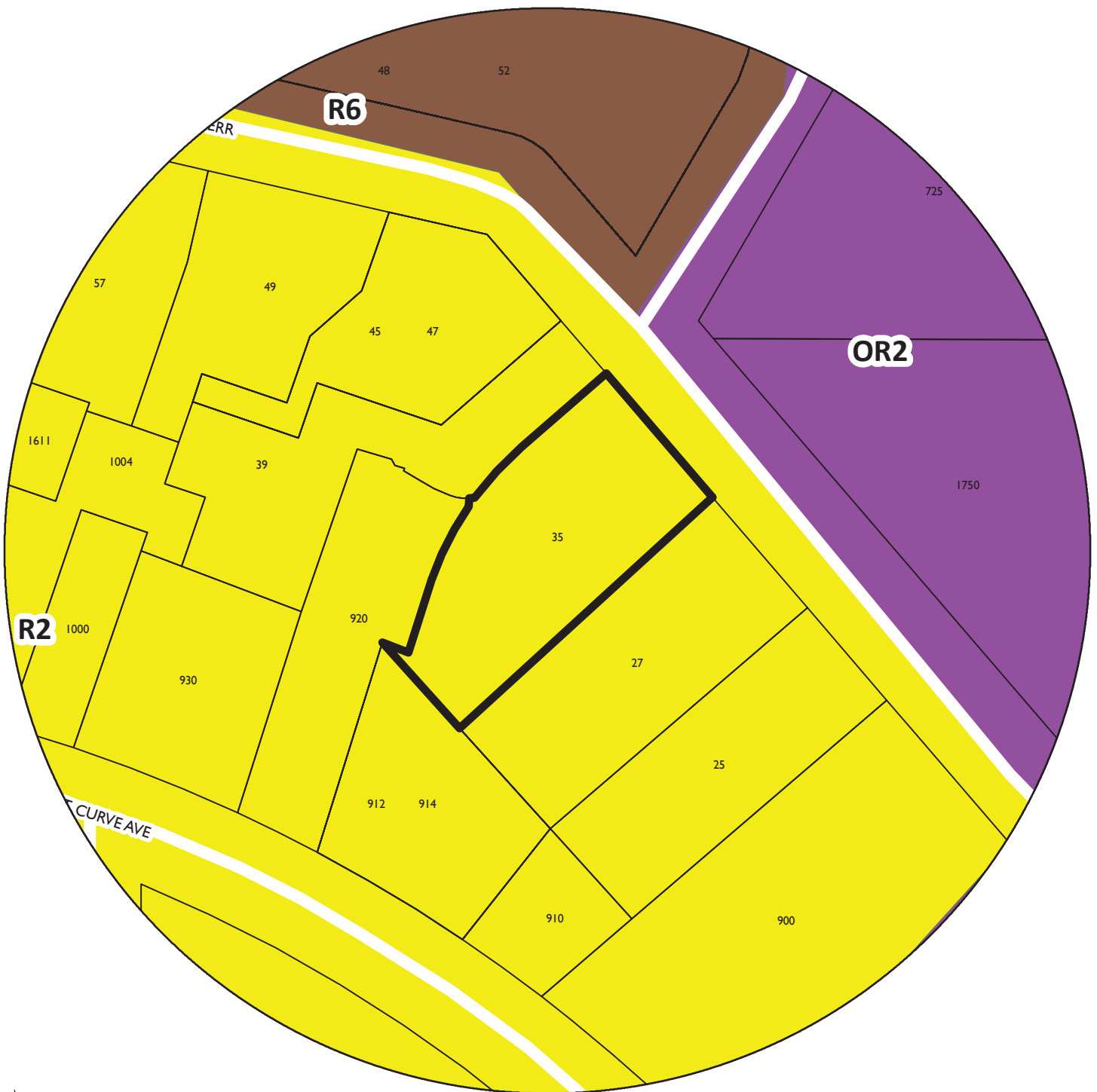
(35 Groveland Terrace – Plate #18) to the R3 Multiple Family District.

Craig Martin

7th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

35 Groveland Terrace

FILE NUMBER

PLAN10915

35 GROVELAND TERRACE

Statement of Proposed Use and Project Description

The property at 35 Groveland Terrace is currently a single-family residence perched atop the hill that overlooks the Walker Art Center. Mohsen and Julie Sadeghi have owned the property for over 44 years, during which time they operated a small business, raised their family and called it home. While the existing home maintains a strong presence from the street, there are significant functional challenges that cannot be overcome. Challenges exist that preclude Mohsen and Julie from renovating the home for continued use into their older age and/or selling the property above its current land value. These circumstances have prompted the owners to reimagine their property and propose a development that maximizes the site's potential.

Ongoing use as a single-family or multi-family residence was explored extensively however the existing home and surrounding site are plagued by design and topographical problems that cannot be solved through renovation. The 16,756 square foot lot features 33' of slope from the sidewalk to the property line in the backyard. The home is setback nearly 90' from the sidewalk and includes a massive asphalt driveway and parking pad that has a 15-degree slope. At the top of the driveway sits a one-car garage with no direct access to any livable interior space. In winter, this creates a very dangerous situation for the owners, their family and guests, which has led to accidental injuries, vehicular mishaps and major inconveniences due to lack of accessibility. Ultimately, solving the core issues associated with this challenging topography could not be resolved without significant sitework, excavation and construction – amounting to prohibitive costs that would not generate the incremental value needed to reinvest into the existing home. Understanding this reality, Mohsen and Julie applied for demolition of a potential historic resource in the Fall of 2019, which was unanimously approved by the Heritage Preservation Commission.

Mohsen and Julie have spent the better part of a year working with Peterssen/Keller Architecture to develop a concept that carefully balances their needs as future residents with the needs of all associated stakeholders. These Stakeholders include immediate neighbors, the Lowry Hill Neighborhood Association and the City of Minneapolis, all of which have been consulted throughout the process. The proposed project is a five-unit condominium building that will tastefully complement the site, the block and surrounding neighborhood. Because of its prominence and visibility within Minneapolis, the site deserves a project of signature design and which helps achieve key the objectives set forth by the City. The proposed project will grow the supply of housing, incrementally increase density near Downtown and diversify the housing stock in the neighborhood. All done so with a design that respects the contextual architecture of the area and utilizes the site to its highest potential.

In order to achieve this project, we are requesting a rezoning of the property from the R2 multiple-family district to the R3 multiple-family district, as well as a conditional use permit for increased height from 2.5 stories/35 feet to 3 stories/44 feet.

REZONING REQUIRED FINDINGS

Rezoning is requested to change the zoning classification of the property from R2 Multiple-family District to the R3 Multiple-family District. The proposed rezoning is consistent with the required findings under § 525.280 of the Zoning Code.

1) *Whether the amendment is consistent with the applicable policies of the comprehensive plan.*

The future land use guidance for the site in the *Minneapolis 2040 Plan* (the “2040 Plan”) is Urban Neighborhood. Urban Neighborhood is defined as a predominantly residential area with a range of allowed building types. It may include small scale institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout.

The built form guidance is Interior 2, which is typically applied in parts of the city that developed during the era when streetcars were a primary mode of transportation, in the areas in between transit routes, and on select streets with intermittent local transit service. It is also applied adjacent to the Corridor 4 and Corridor 6 districts, serving as a transition to lower intensity residential areas. New buildings in the Interior 2 district should be small-scale residential. Individual lots are permitted to have up to three dwelling units. Multifamily buildings with more than three units are permitted on larger lots. Limited combining of lots is permitted. Building heights should be 1 to 2.5 stories.

The purpose of the R2 District is to provide for an environment of predominantly low density, single-, two-, and three-family dwellings and cluster developments. The R3 District is medium-density district that allows for single and two-family dwellings, cluster developments, but also for smaller multiple-family developments on lots with a minimum of 5,000 square feet and at least 1,500 square feet of lot area per dwelling unit. The proposed rezoning of the site to R3 is consistent with the 2040 Plan. Urban Neighborhood accommodates a great range of housing density. R3 zoning will allow for a 5-unit, multifamily building on a large lot, which is consistent with the Interior 2 guidance, but which would not be allowed under R2 zoning.

The height limit is the same in the R2 and R3 Districts – 2.5 stories/35 feet – which is also consistent with the Interior 2 guidance. Lot coverage, impervious surface coverage and yard requirements are also the same in both districts. As a medium-density district, the R3 allows for a greater FAR of 1.0 (plus density bonuses), compared to a maximum FAR of 0.5 in R2 District.

Rezoning to R3 to allow a small scale, medium-density, multifamily dwelling is also consistent with the following policies of the 2040 Plan:

Access to Housing

- Increase the supply of housing and its diversity of location and types.
- Allow the highest-density housing in and near Downtown.
- Allow multifamily housing on public transit routes, with higher densities along high-frequency routes and near METRO stations.

2) *Whether the amendment is in the public interest and is not solely for the interest of a single property owner.*

The proposed zoning amendment is not solely for the interest of the property owner. Renovation of the existing building for 1-3 units is not feasible. New construction that increases the housing supply on this large lot by more than 3 units is more consistent with the Interior 2 guidance and more appropriate for new housing near Downtown. Although more than 3 units could be constructed under the R2 District cluster regulations, the shape and topography of the lot is not conducive to cluster development. The proposed rezoning is also in the public interest, as it increases the supply of higher-density housing near Downtown with access to high-frequency public transit options.

3) *Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of a particular property.*

The site is surrounded by R2 zoning on three sides. The uses in the surrounding R2 District are a mix of large single-family and two-family dwellings, a 7-unit apartment building immediately to the east, and commercial uses to the east of that multifamily dwelling. A large area of R6 zoning is located across Groveland Terrace to the northwest. There is a 69-unit condominium at the northwest corner of the intersection of Groveland and Bryant Avenue. Across Groveland to the northeast is the Walker Art Center, which is zoned OR2. The two large lots at the east end of the block are also zoned OR2 and contain office buildings. The uses and zoning classification of the property in the general area are compatible with the proposed R3 zoning classification. (See Exhibit G-001)

Of additional note, the areas currently zoned OR2 are guided as Corridor 4. Properties starting one lot to the east up to the Corridor 4 district on the east end of the block are guided Interior 3. R3 zoning of the subject site is compatible with the denser built form guidance of those nearby properties.

4) *Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.*

As explained in the project description, the existing home and site are plagued by design and topographical problems that make ongoing use as a single-family home or renovation into two or three units infeasible, including the dangerous 15% slope driveway condition, lack of garage space, and lack of accessibility. New construction that accommodates the proposed 5-unit multiple family home is a reasonable use that is more in keeping with the 2040 Plan guidance applicable to the site.

5) *Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.*

The new 2040 Plan provides guidance that supports a change to medium-density zoning of this site.

CONDITIONAL USE PERMIT FOR INCREASED HEIGHT

REQUIRED FINDINGS

A conditional use permit is requested to allow increased building height from 2.5 stories/35 feet to 3 stories/44 feet. The request for increased height for the project meets the required findings for the issuance of a conditional use permit under § 525.340 and the additional considerations for increased height.

1) *That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

The proposed height of the new building will not be detrimental to or endanger the public health, safety, comfort or general welfare. The development will comply with all applicable building codes, life safety ordinances, stormwater management and other Public Works requirements. Redevelopment is necessary to eliminate the existing dangerous driveway condition.

2) *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district or substantially diminish property value.*

The proposed 3-story, 44-foot tall building will not be injurious to the use and enjoyment of other property or impede development and improvement of surrounding property. The highest point of the proposed flat-roofed building actually will be shorter than the peak height of the existing house and of adjacent residential buildings. The proposed height of the building will be more in character with the development pattern of the surrounding large residential buildings than would be a 2.5-story, 35-foot tall building. (See Exhibits A-300, A-301 and A-302)

3) *Adequate utilities, access roads, drainage, necessary facilities and other measures have been or will be provided.*

Adequate utilities, access, drainage, and other necessary facilities will be provided for the project and the development team will continue to work with Public Works, Plan Review and Planning staff to comply with City and other applicable requirements. Access to the site will continue to be from Groveland Terrace. Increased height will have no impact on these facilities.

4) *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

The additional height of the building will, itself, have no impact on traffic congestion in the public streets. Adequate parking for 5 residential units will be provided on site and the proposed use will not cause traffic congestion. (See Exhibit A-100)

5) *The conditional use is consistent with the applicable policies of the comprehensive plan.*

The Interior 2 built form guidance allows for up to 2.5 stories and does not guide for height in feet. The guidance of the 2040 Plan is not well-tailored for non-historic building forms, such as the proposed flat-roofed building, which do not have “half-stories.” Interior 2 allows for multifamily buildings with more than 3 units on larger lots but does not elaborate on appropriate and efficient building forms for such buildings, which are not typically a peaked-roof design. Although a flat-roofed building cannot include a “half-story” as defined by the Zoning Code, the 3rd floor of the building will be stepped back to have a much smaller footprint than the floors below. As noted above, the proposed 5-unit building, which cannot be practically accommodated in a 2.5 story building, is consistent with Access to Housing policies of the 2040 Plan. (See Exhibit A-103)

6) *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

The project will conform in all other respects to the applicable regulations of the R3 District.

Additional factors to be considered when determining an increase in height per §548.110.

(1) *Access to light and air of surrounding properties.*

The new building will comply with all setback requirements. The third floor will be stepped back along several facades. The proposed 3-story building will not impede access to light and air for surrounding properties.

(2) Shadowing of residential properties, significant public spaces, or existing solar energy systems.

The shadow study shows that the building will cast shadows that are of the same magnitude as those cast by the surrounding residential structures. The shadows cast by a 44-foot, stepped back 3rd floor will not be appreciably greater than those cast by a 35-foot, 2.5 story building. The building will not shadow significant public spaces or known solar energy systems in the area. (See Exhibit A-303)

(3) The scale and character of surrounding uses.

The project is consistent with the scale and character of other buildings on the block along Groveland Terrace and Mount Curve Avenue. As noted, the top of the flat-roofed building will be at a lower elevation than the peak height of the existing house and surrounding buildings. The proposed height and size of the building will be more in character with the surrounding large residential buildings than would be a 2.5 story/35-foot tall building. (See Exhibits A-304)

(4) Preservation of views of landmark buildings, significant open spaces or water bodies.

To the extent that the building will block views of landmark buildings, the Walker Art Center property or other significant open spaces or water bodies, those are private, not public, views and the views will not be appreciably different than those impacted by the existing house or a 2.5 story-35-foot tall building. (See Exhibit A-304)



IMAGE FOR GRAPHIC PURPOSES ONLY

Groveland Condominiums

35 Groveland Terrace, MINNEAPOLIS, MN 55403

SHEET INDEX

- G-000 COVER SHEET
- G-001 NEIGHBORING STRUCTURES
- V-100 EXISTING CONDITIONS
- C-100 SITE PLAN
- C-102 TEMPORARY SEDIMENT CONTROL PLAN
- C-103 GRADING PLAN
- A-001 ARCHITECTURAL SITE PLAN
- A-100 LOWER LEVEL PLAN
- A-101 FIRST FLOOR PLAN
- A-102 SECOND FLOOR PLAN
- A-103 THIRD FLOOR PLAN
- A-104 ROOF PLAN
- A-200 ELEVATIONS
- A-300 BUILDING SECTION
- A-301 SECTION DIAGRAMS
- A-302 SECTION DIAGRAMS
- A-303 SHADOW STUDY
- A-304 HEIGHTS & VIEWS

Owners:

Mohsen and Julie Sadeghi
35 Groveland Terrace
Minneapolis, MN 55403
Office:
Contact: Mohsen Sadeghi

Architecture:

Petersen / Keller Architecture
2919 James Ave S
Minneapolis, MN 55408
Office: 612.353.4920
Mobile: 320.808.9171
Contact: Craig Marth, AIA

Structural Engineer:

TBD

Surveyor:

Sunde Land Surveying
9001 East Bloomington Freeway Suite 118
Bloomington, Minnesota 55420
Office: 952.881.245
Contact: Leonard F. Carlson, P.L.S

Civil Engineer:

Obermiller Nelson Engineers
2201 12th St. NE, Fargo, ND 58102
Office: 701.280.0500
Contact: Steve Schilke

Contractor:

TBD

SITE / ZONING INFORMATION

LEGAL DESCRIPTION:

PID: 2802924410008
TRACT 105500/1002
HENNEPIN COUNTY, MINNESOTA

ZONING:

R-2 / TWO FAMILY DISTRICT

SETBACKS:

BASED ON REZONE TO R3.
LOT WIDTH GREATER THAN 62'
FRONT: 20'
REAR: 5+2X = 9'
INTERIOR SIDE: 5+2X = 9'

EASEMENTS:

LOCATED ON THE NORTHWEST SIDE OF
THE LOT:

EXISTING RETAINING WALL EASEMENT PER
DOC. NO T3612654 & A7832776

WATERSHED:

MISSISSIPPI RIVER

MAX HEIGHT:

35'-0" - NATURAL GRADE TO
TOP OF ROOF
44'-0" PROPOSED -- MEASURED 10'-0"
OUT FROM STREET SIDE OF HOUSE
FROM EXISTING GRADE(874') TO
HIGHEST POINT.

ENTITLEMENT REQUESTS:

- CURRENTLY ZONED R-2. REQUESTING REZONING TO R-3
- CONDITIONAL USE PERMIT FOR INCREASING MAXIMUM
HEIGHT. 44'-0" PROPOSED.

BUILDING:

LOWER LEVEL (GARAGE)	= 7,225 SF
FIRST FLOOR (2 RESIDENTIAL UNITS)	= 6,390 SF
SECOND FLOOR (2 RESIDENTIAL UNITS)	= 6,390 SF
THIRD FLOOR (1 RESIDENTIAL UNIT)	= 3,925 SF
TOTAL BUILDING	= 23,930 SF

FAR:

BASE FAR = 1.0
ALLOWED FAR WITH 20% bonus = 1.2
PROPOSED GFA = 16,705
LOT AREA = 16,756
PROPOSED FAR = 16,705 / 16,756 = 1.0

COVERAGE

(MAX 45%) = 7,450 SF 44.5%

IMPERVIOUS AREA

(MAX 60%) = 9,620 SF 57%

HEIGHT:

ALLOWED HEIGHT = 2.5 STORIES OR 35 FEET, WHICHEVER IS LESS
PROPOSED HEIGHT = 3 STORIES, 44 FEET

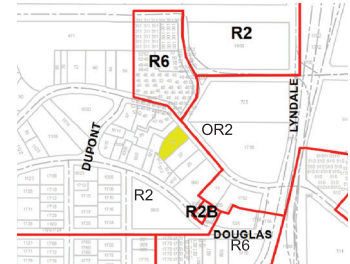
LANDSCAPING:

SITE NOT OCCUPIED BY BUILDING = 16,756 - 7,450 = 9,306 SF * 20%
= 1,861.2 SF
CANOPY TREES = 1/500SF = 4 CANOPY TREES REQ'D
SHRUBS = 1/100SF = 19 SHRUBS

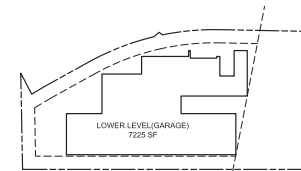
PROJECT LOCATION
35 GROVELAND TERRACE



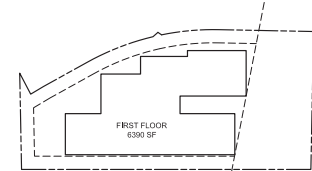
3 LOCAL VICINITY MAP
SCALE: N.T.S.



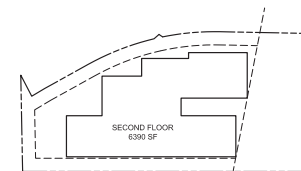
2 ZONING MAP
SCALE: N.T.S.



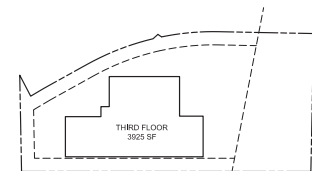
1 LOWER LEVEL SF
SCALE: 1" = 40'-0"



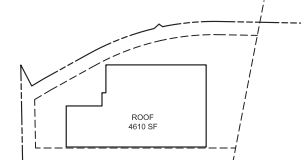
2 FIRST FLOOR SF
SCALE: 1" = 40'-0"



3 SECOND FLOOR SF
SCALE: 1" = 40'-0"



4 THIRD FLOOR SF
SCALE: 1" = 40'-0"



5 ROOF SF
SCALE: 1" = 40'-0"



PETERSEN / KELLER
architecture

2919 JAMES AVE SOUTH
MINNEAPOLIS, MINNESOTA 55408
P.O. BOX 400

ZONING APPROVAL STAMP

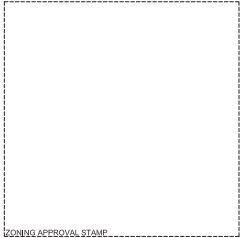
GROVELAND CONDOS
35 Groveland Terrace
Minneapolis, MN 55403

DESCRIPTION	DATE
P. & J. SUBMITTAL	3/15/2020

G-000
COVER SHEET

© 2019 PETERSEN/KELLER ARCHITECTURE

NOT FOR CONSTRUCTION



ZONING APPROVAL STAMP



25 GROVELAND TERRACE
RESIDENTIAL, USED FOR COMMERCIAL PURPOSES



27 GROVELAND TERRACE
MULTI FAMILY APARTMENT (7) UNITS



35 GROVELAND TERRACE
RESIDENTIAL TWO UNIT
PROPOSED PROJECT SITE



45 GROVELAND TERRACE
CONDOMINIUM 2 UNITS



48 & 52 GROVELAND TERRACE
CONDOMINIUM 69 UNITS



725 VINELAND PL
WALKER ART CENTER
COMMERCIAL USE



930 MOUNT CURVE AVE
SINGLE FAMILY RESIDENTIAL



920 MOUNT CURVE AVE
SINGLE FAMILY RESIDENTIAL



912 MOUNT CURVE AVE
CONDOMINIUM 2 UNIT



918 MOUNT CURVE AVE
SINGLE FAMILY RESIDENTIAL



900 MOUNT CURVE AVE (PHOTOGRAPHED FROM GROVELAND TERRACE FOR CONTEXT)
COMMERCIAL

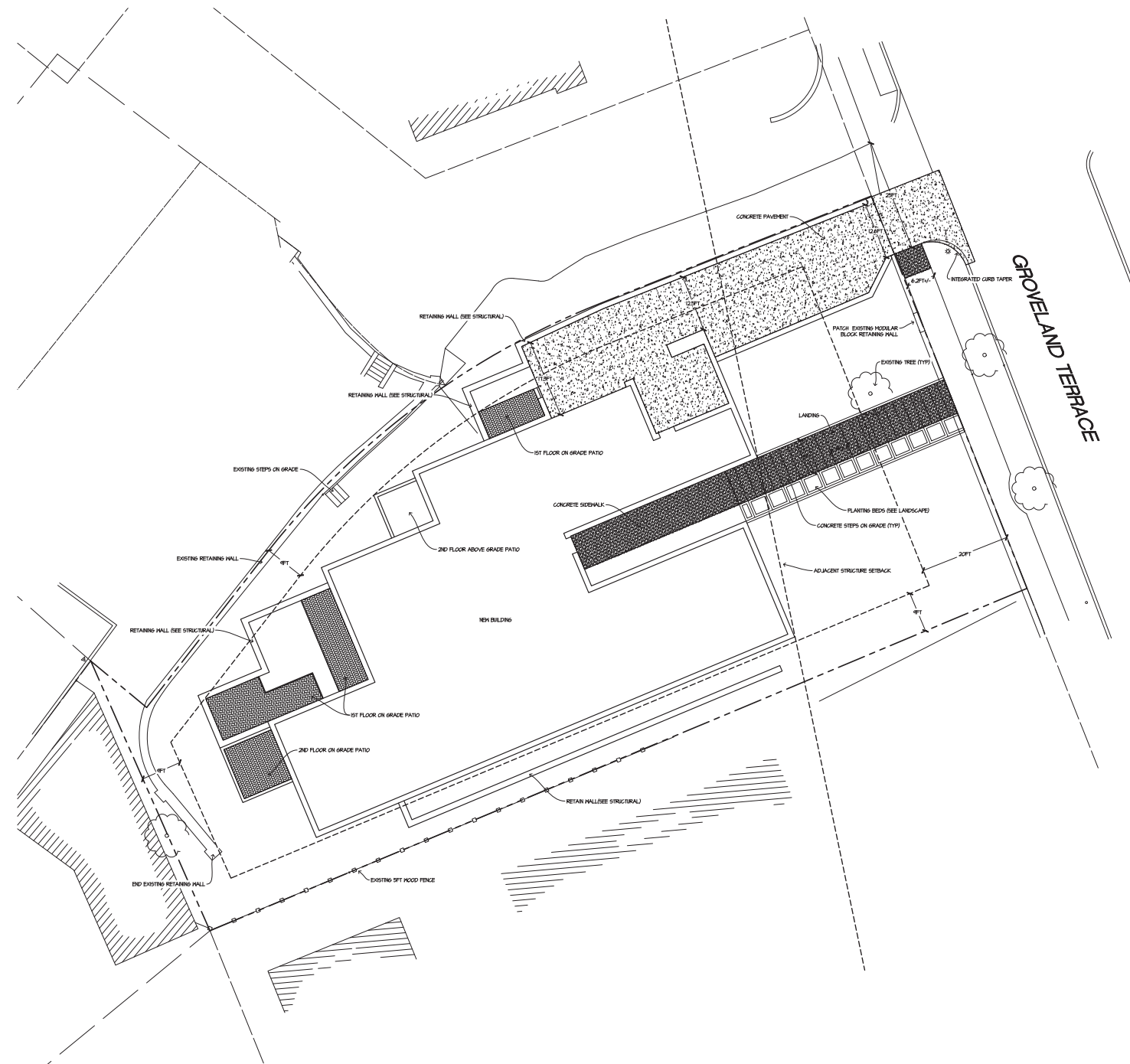
GROVELAND CONDOS

35 Groveland Terrace

Minneapolis, MN 55403

DESCRIPTION	DATE
P. & Z. SUBMISSION	3/15/2020

NOT FOR CONSTRUCTION



LEGEND:

-  CONCRETE PAVEMENT = 1455 SF
 CONCRETE SIDEWALK = 760 SF (INCLUDES CONCRETE STEPS)
 PATIO (SEE LANDSCAPE PLANS) = 570 SF

ZONING REQUIREMENTS:

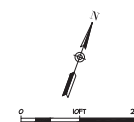
SITE CURRENTLY ZONED R2
APPLYING FOR VARIANCE TO REZONE TO R3

R3 ZONING REQUIREMENTS

FRONT = 20FT²
 REAR = 5x2X = 4FT
 SIDE = 5x2X = 4FT
 (X = NUMBER OF STORIES ABOVE THE FIRST FLOOR)

(i) SECTION 546.160 (B)

(b) From front increased or decreased front yard shall be increased where the established front yard of the lot is less than the required building originally designed for residential purposes located on the same block face. The required side of the property encloses the front yard required by the zoning district. In such case, the required front yard shall be not less than such established front yard provided that where there are no established front yards on the original lots, the required front yard shall be not less than the required front yard shall be not less than that established by the lot joining those parts of both buildings nearest to the front lot line, not including any deductions allowed by Table 309-1 Permitted Deductions in Required Front Yard. In determining the required front yard, the front yard of any existing residential structures may be removed from consideration where such structures enclose the established front yard of any other such building on the same block face by twenty-two (22) feet or more and there are no fewer than four (4) principal residential structures on the block face, including the proposed structure. In such instance, the front yard of the building originally designed for residential purposes shall be incorporated in determining the increased front yard.



NOT FOR CONSTRUCTION







GROVELAND CONDOS
35 Groveland Terrace
Minneapolis, MN 55403

[illegible]

SITE PLAN

C100

© 2013 PETERSENWELER ARCHITECTURE

- LEGEND:**
-  TEMPORARY SEDIMENT FILTER
 -  TEMPORARY SILT FENCE
 -  TEMPORARY SLOPE EROSION PROTECTION
 -  CONSTRUCTION LIMITS
 -  EXISTING CONTOUR LINE
 -  PROPOSED CONTOUR LINE

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF BUILDING DEMOLITION, BUILDING CONSTRUCTION, SITE GRADING, SITE PAVING AND SITE UTILITY INSTALLATIONS.

TOTAL SITE AREA

THE TOTAL SITE AREA IMPACTED BY CONSTRUCTION IS ESTIMATED TO BE 0.42 ACRES.

EXISTING CONDITIONS

PREVIOUSLY DEVELOPED RESIDENTIAL SITE.

OFF SITE AREAS

OFFSITE AREAS ARE ANTICIPATED TO BE USED FOR THE CONSTRUCTION OF THIS PROJECT.

CRITICAL AREAS

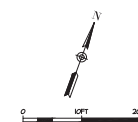
CRITICAL SEDIMENT CONTROL AREAS ARE LOCATED AT THE BARRIS LOCATION FOR CONSTRUCTION TRAFFIC AND ALONG EXISTING MODULAR BLOCK RETAINING WALL. THESE AREAS WILL BE PROTECTED FROM SEDIMENT AND EROSION BY MEASURES INDICATED ON THESE DRAWINGS.

RECEIVING WATERS

STORMWATER FROM THIS SITE WILL BE COLLECTED IN AN EXISTING CITY OF MINNEAPOLIS STORM SEWER SYSTEM.

PLAN NOTES

1. REFER TO SPECIFICATION 01 STD- TEMPORARY EROSION AND SEDIMENT CONTROL FOR SWPPP RESPONSIBILITIES AND PERMITTING REQUIREMENTS.
2. CONTRACTOR SHALL PROVIDE TEMPORARY SILT FENCE AT ALL LOCATIONS WHERE SEDIMENT HAS THE POTENTIAL TO LEAVE THE SITE AS DETERMINED BY THE CONTRACTOR AND IN ACCORDANCE WITH ALL APPLICABLE PERMITS.
3. CONTRACTOR SHALL PROVIDE A CONCRETE HARSHOUT AREA AT LOCATIONS DETERMINED BY THE CONTRACTOR AND IN ACCORDANCE WITH ALL APPLICABLE PERMITS.
4. CONTRACTOR SHALL MAINTAIN ALL SEDIMENT CONTROL DEVICES ON THIS SITE UNTIL FINAL ACCEPTANCE.
5. CONTRACTOR SHALL UPDATE THIS SEDIMENT CONTROL PLAN AS NEEDED TO REFLECT MEASURES IMPLEMENTED IN THE FIELD DURING CONSTRUCTION.
6. SEE G03 GRADING PLAN FOR ADDITIONAL PROPOSED ELEVATIONS.
7. SEE V02 EXISTING CONDITIONS FOR ADDITIONAL EXISTING CONDITIONS.



NOT FOR CONSTRUCTION

GROVELAND CONDOS
35 Groveland Terrace
Minneapolis, MN 55403

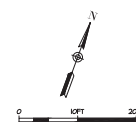
DESCRIPTION	DATE

TEMPORARY SEDIMENT
CONTROL PLAN
C102

© 2018 PETERSON/VOLLER ARCHITECTURE



0000000000 MATCH EXISTING ELEVATION
 -- 880 -- EXISTING CONTOUR LINE
 -- 880 -- PROPOSED CONTOUR LINE



GROVELAND CONDOS
35 Groveland Terrace
Minneapolis, MN 55403

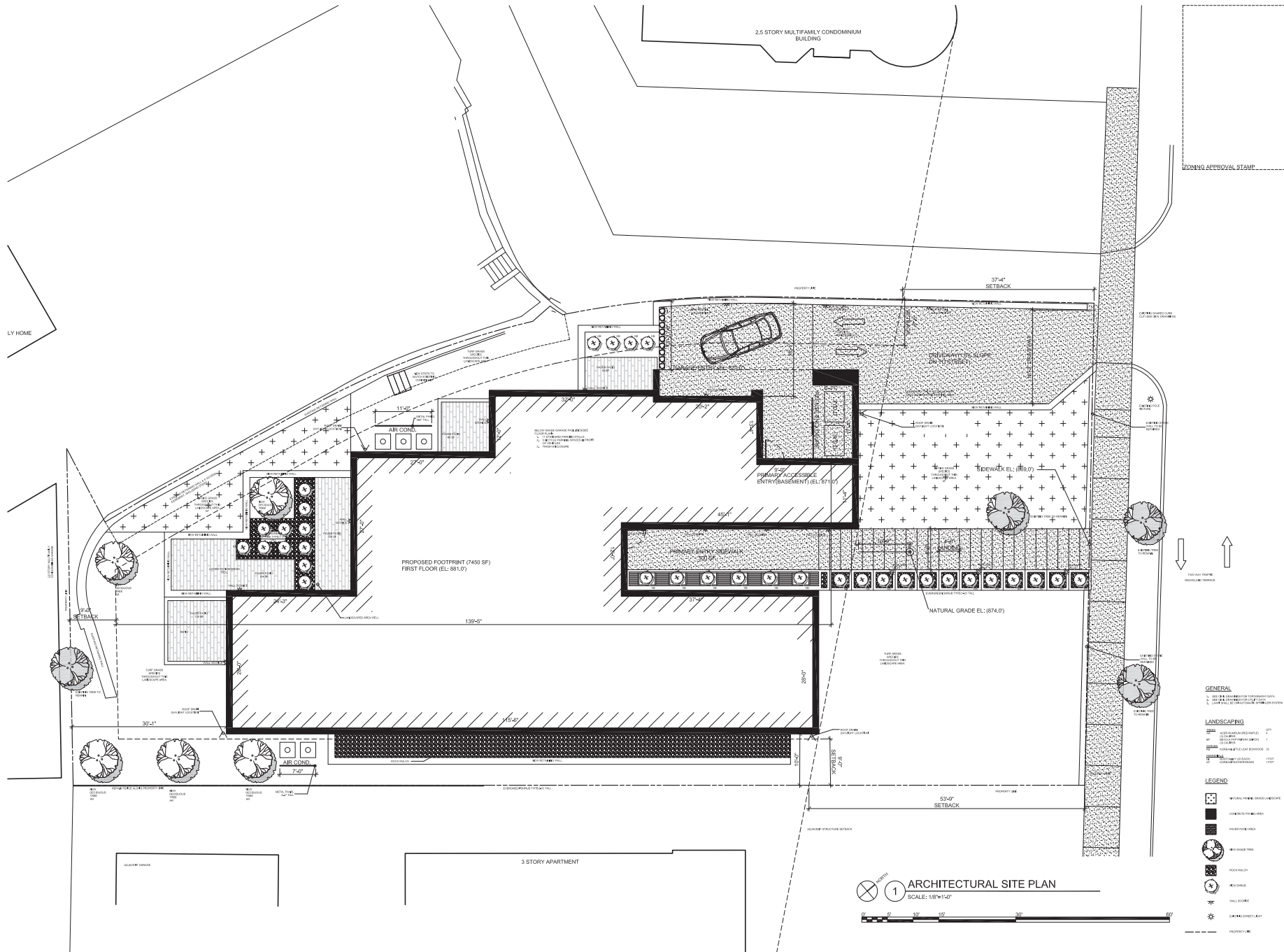
[illegible]

GRADING PLAN

C103

© 2019 PETERSENWILLER ARCHITECTURE

NOT FOR CONSTRUCTION



1 ARCHITECTURAL SITE PLAN
SCALE: 1/8"=1'-0"



NOT FOR CONSTRUCTION



PETERSEN/KELLER
ARCHITECTURE

200 JAMES AVENUE SOUTH
MINNEAPOLIS, MINNESOTA 55404
TEL: 612.467.4400

DATE: 02/08/2020
PROJECT: GROVELAND CONDOS
DRAWN BY: J. KELLER
CHECKED BY: J. KELLER
DATE: 02/08/2020
PROJECT: GROVELAND CONDOS
DRAWN BY: J. KELLER
CHECKED BY: J. KELLER

I HEREBY CERTIFY THAT THE
ARCHITECTURAL SITE PLAN
REPORT WAS PREPARED BY
A QUALIFIED ARCHITECT
UNDER MY SUPERVISION AND THAT I AM
A QUALIFIED ARCHITECT
UNDER THE STATE OF MINNESOTA
LICENSE NO. 0000777

PLANNING APPROVAL STAMP

GROVELAND CONDOS
35 Groveland Terrace
Minneapolis, MN 55403

GENERAL

- 1. SEE ALL DIMENSIONS FOR CONSTRUCTION
- 2. SEE ALL DIMENSIONS FOR CONSTRUCTION
- 3. SEE ALL DIMENSIONS FOR CONSTRUCTION

LANDSCAPING

- 1. SEE ALL DIMENSIONS FOR CONSTRUCTION
- 2. SEE ALL DIMENSIONS FOR CONSTRUCTION
- 3. SEE ALL DIMENSIONS FOR CONSTRUCTION

LEGEND

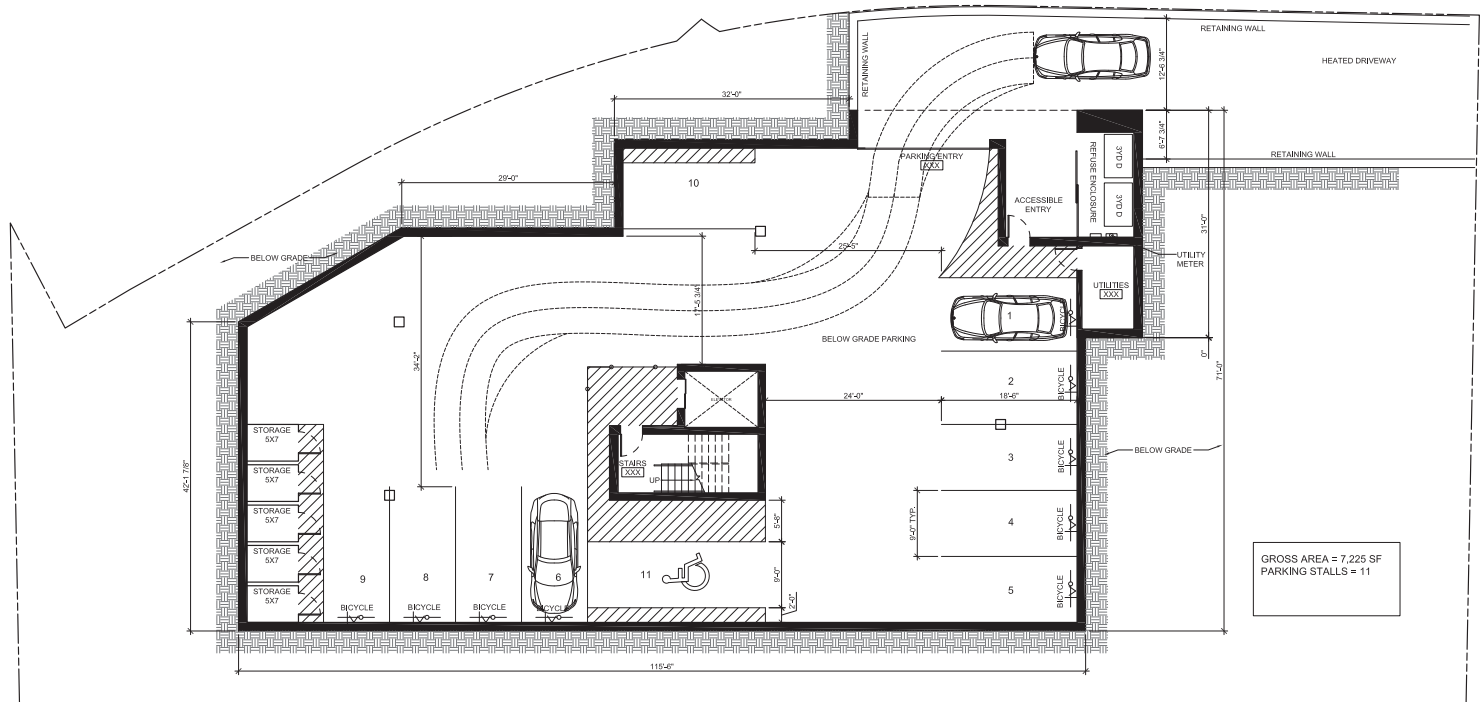
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- 2. SEE ALL DIMENSIONS FOR CONSTRUCTION
- 3. SEE ALL DIMENSIONS FOR CONSTRUCTION

DESCRIPTION	DATE
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2. SEE ALL DIMENSIONS FOR CONSTRUCTION	
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10. SEE ALL DIMENSIONS FOR CONSTRUCTION	

A-001
ARCHITECTURAL SITE
PLAN

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PLANNING APPROVAL STAMP



GROSS AREA = 7,225 SF
 PARKING STALLS = 11

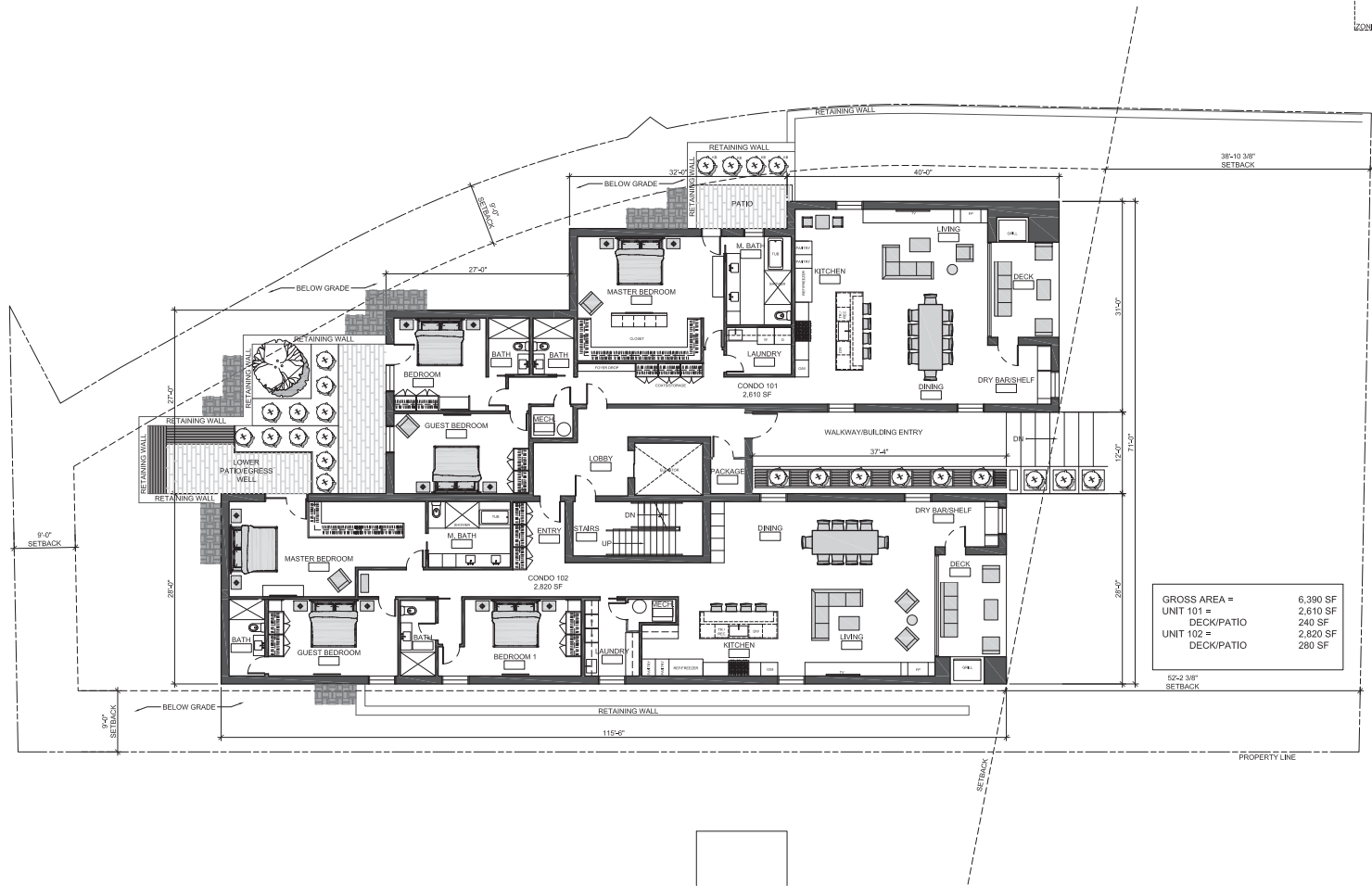
1 LOWER LEVEL FLOOR PLAN
 SCALE: 1/8"=1'-0"

GROVELAND CONDOS
 35 Groveland Terrace
 Minneapolis, MN 55403

DESCRIPTION	DATE
P.K. 2 SUBMITTAL	3/15/2020

NOT FOR CONSTRUCTION

CONCRETE APPROVAL STAMP



1 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"

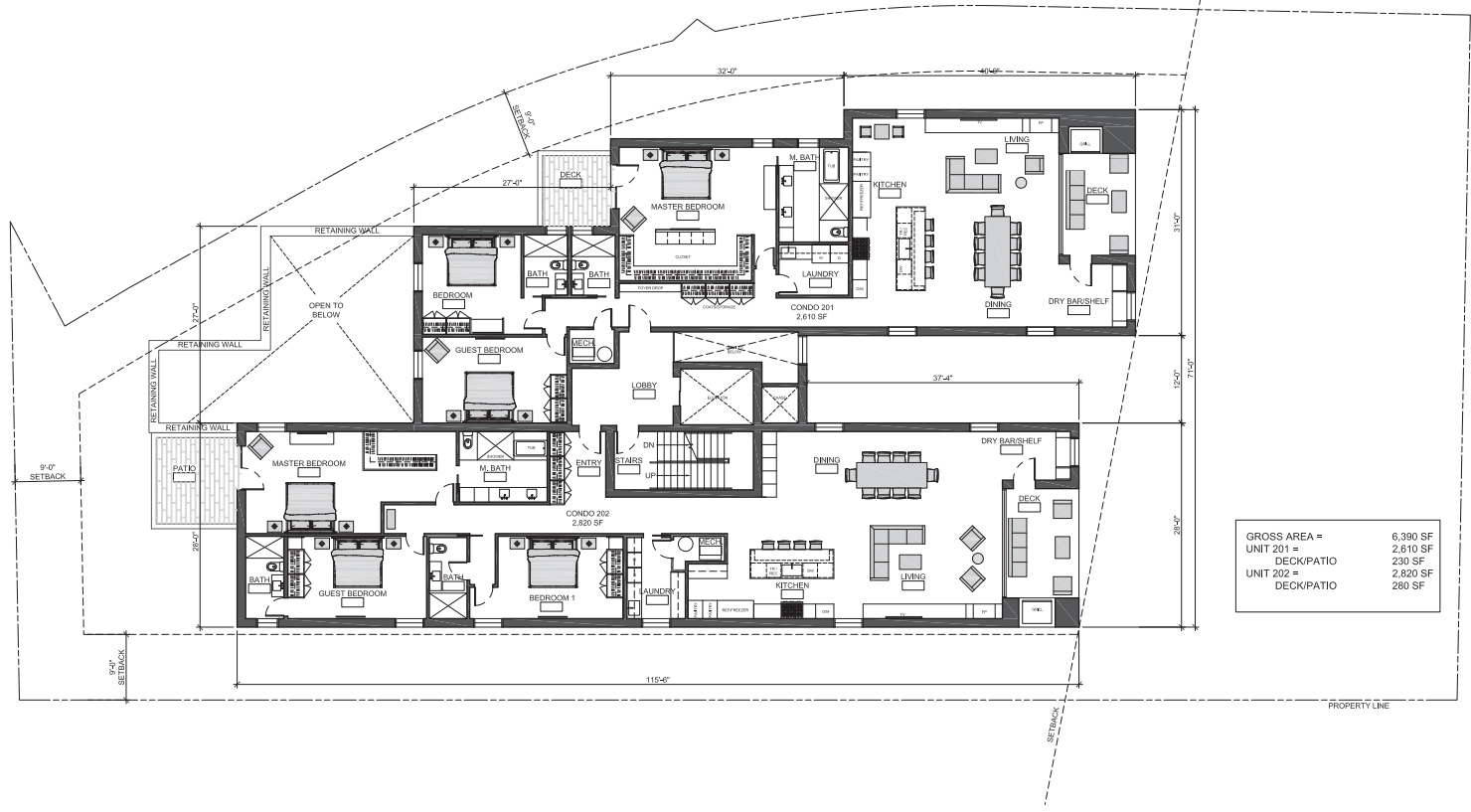


GROVELAND CONDOS
 35 Groveland Terrace
 Minneapolis, MN 55403

DESCRIPTION	DATE
P. & J. SUBMITTAL	3/15/2020

NOT FOR CONSTRUCTION

CONCRETE APPROVAL STAMP



GROSS AREA = 6,390 SF
 UNIT 201 = 2,610 SF
 DECK/PATIO 230 SF
 UNIT 202 = 2,820 SF
 DECK/PATIO 280 SF

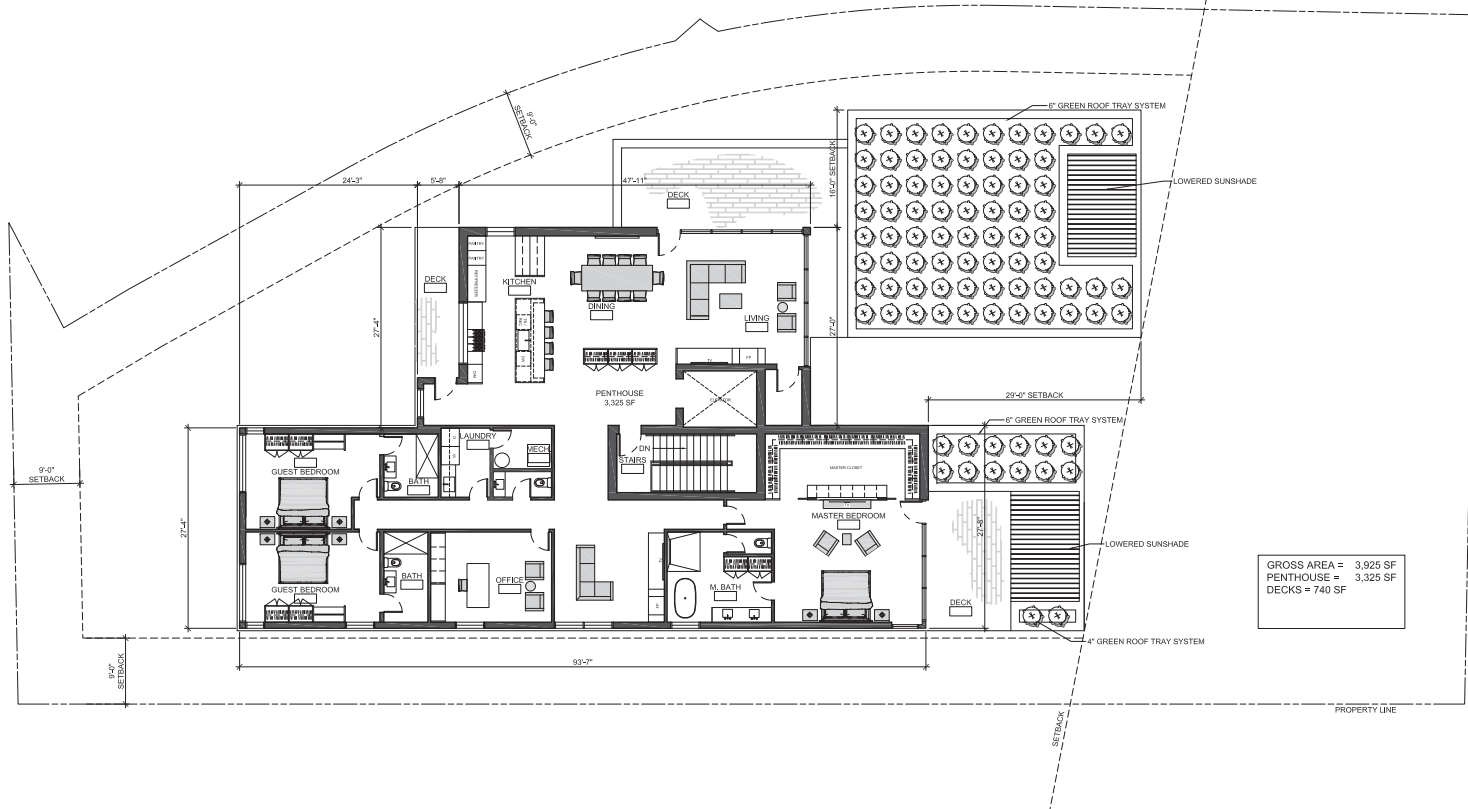
1 SECOND LEVEL FLOOR PLAN
 SCALE: 1/8"=1'-0"

GROVELAND CONDOS
 35 Groveland Terrace
 Minneapolis, MN 55403

DESCRIPTION	DATE
P. & J. SUBMISSION	3/15/2020

NOT FOR CONSTRUCTION

PLANNING APPROVAL STAMP



1 THIRD LEVEL FLOOR PLAN
 SCALE: 1/8"=1'-0"

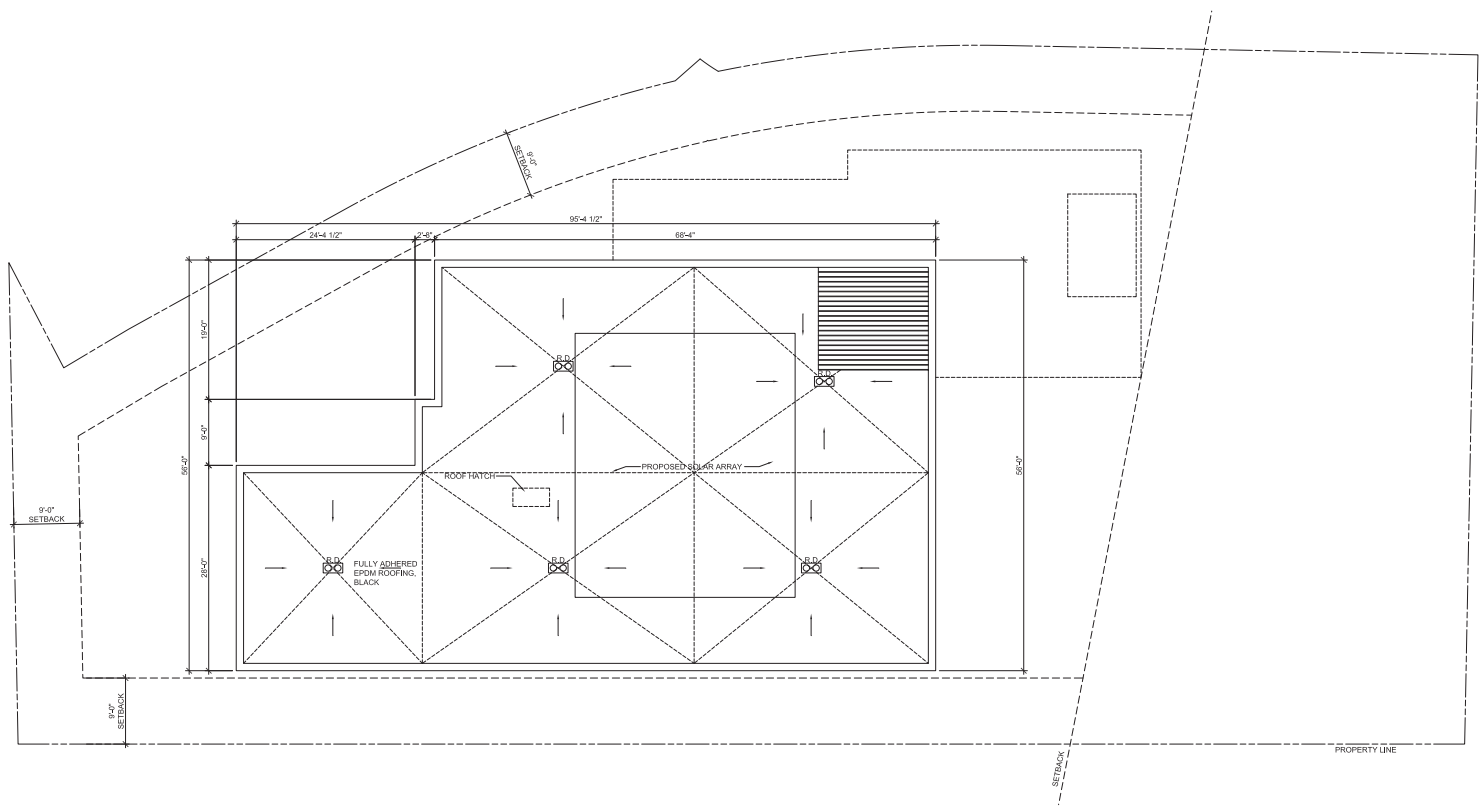


GROVELAND CONDOS
 35 Groveland Terrace
 Minneapolis, MN 55403

DESCRIPTION	DATE
P. & J. SUBMITTAL	3/15/2020

NOT FOR CONSTRUCTION

PLANNING APPROVAL STAMP



1 ROOF PLAN
 SCALE: 1/8"=1'-0"



GROVELAND CONDOS
 35 Groveland Terrace
 Minneapolis, MN 55403

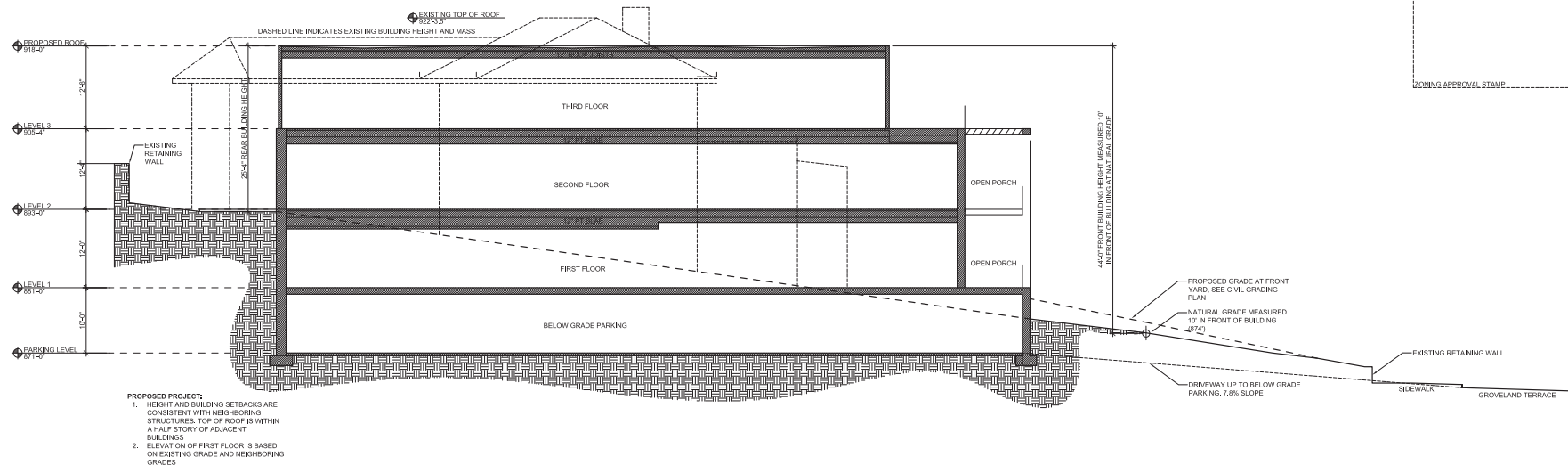
DESCRIPTION	DATE
P. & J. SUBMISSION	3/15/2020

NOT FOR CONSTRUCTION

[illegible]

A-200
ELEVATIONS

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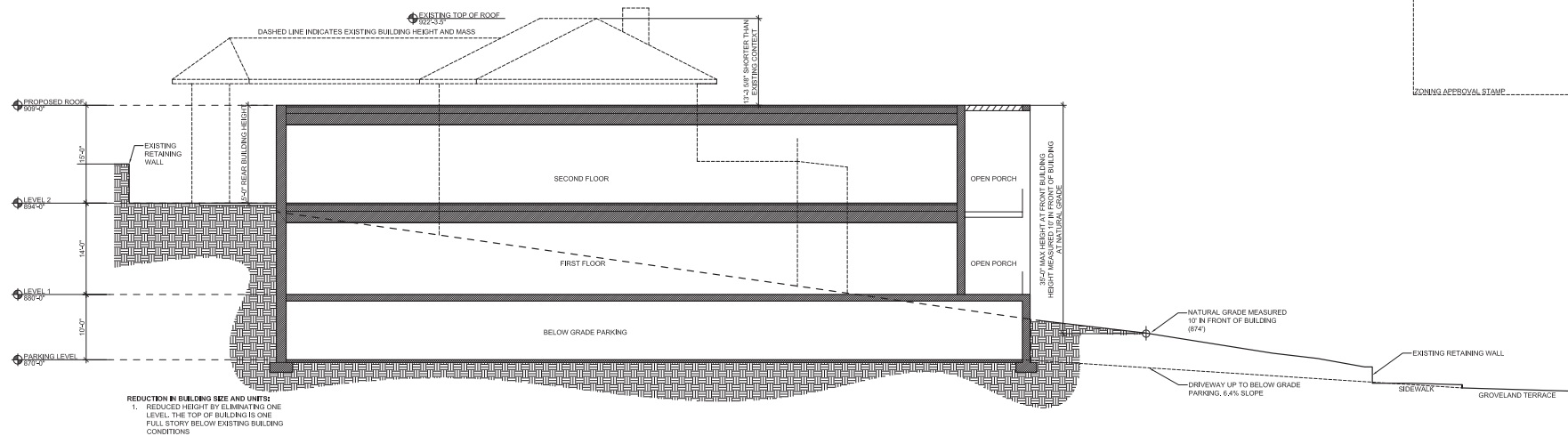
1 PROPOSED BUILDING SECTION
SCALE: 1/8"=1'-0"



3 ELEVATION - PROPOSED BUILDING MASS
SCALE: 1/32" = 1'-0"

PLANNING APPROVAL STAMP

DESCRIPTION	DATE
P. & Z. SUBMITTAL	3/15/2020



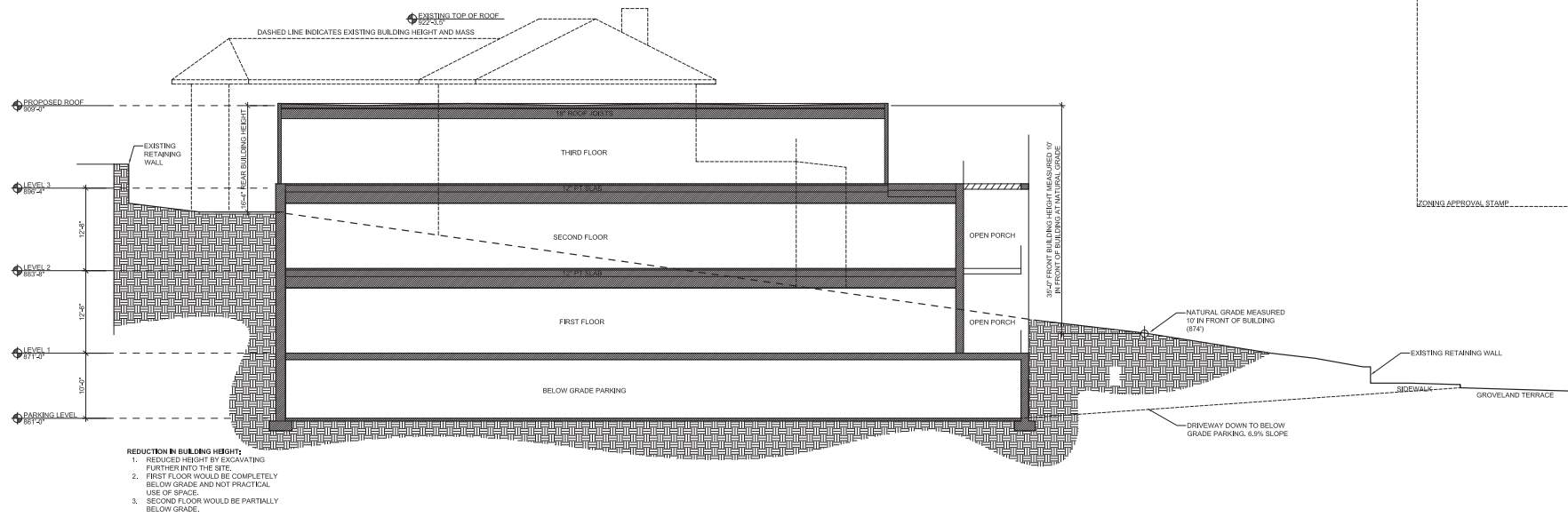
1 DIAGRAM - REDUCED NUMBER OF FLOORS
SCALE: 1/16"=1'-0"



2 DIAGRAM ELEVATION - REDUCED NUMBER OF FLOORS
SCALE: 1/16"=1'-0"

PLANNING APPROVAL STAMP

DESCRIPTION	DATE
P. & Z. SUBMITTAL	3/15/2020



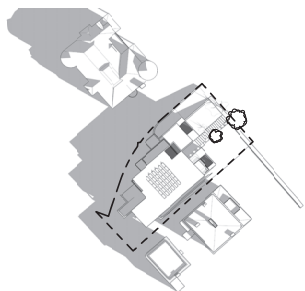
1 DIAGRAM - 3 STORIES AT MAX HEIGHT
SCALE: 1/16"=1'-0"



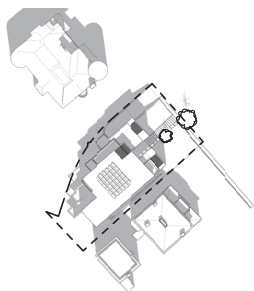
2 DIAGRAM ELEVATION - 3 STORIES MAX HEIGHT
SCALE: 1/32"=1'-0"

PLANNING APPROVAL STAMP

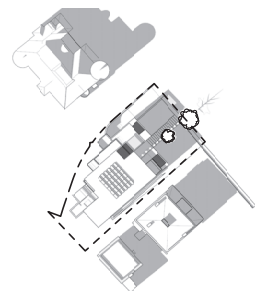
DESCRIPTION	DATE
P. & Z. SUBMITTAL	3/15/2020



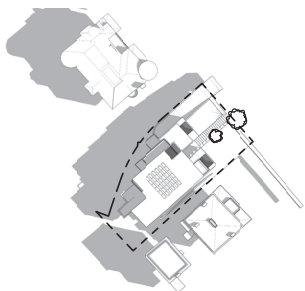
1 9AM - EQUINOX
SCALE: NTS



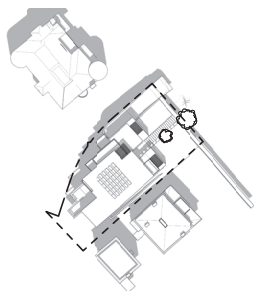
2 12PM - EQUINOX
SCALE: NTS



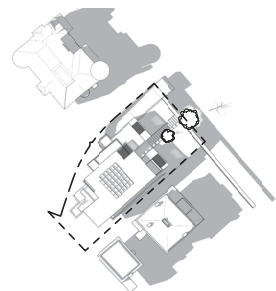
3 3PM - EQUINOX
SCALE: NTS



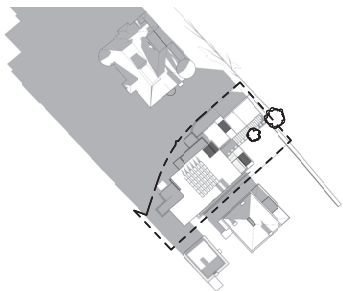
4 9AM - JUNE 21
SCALE: NTS



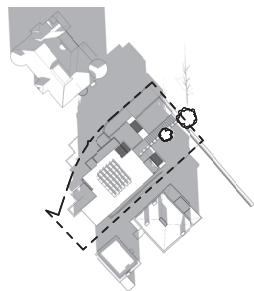
5 12PM - JUNE 21
SCALE: NTS



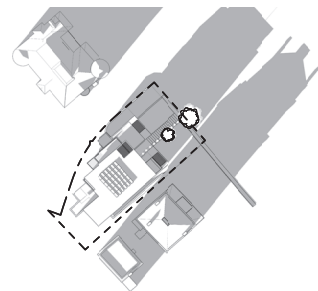
6 3PM - JUNE 21
SCALE: NTS



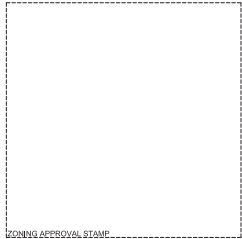
7 9AM - DECEMBER 21
SCALE: NTS



8 12PM - DECEMBER 21
SCALE: NTS



9 3PM - DECEMBER 21
SCALE: NTS



GROVELAND CONDOS
35 Groveland Terrace
Minneapolis, MN 55403

DESCRIPTION	DATE
P. & T. SUBMISSION	3/15/2020

A-303
SHADOW STUDY
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ProjectDox

Checklist Comments Report

Project Name:	PLAN11048
Workflow Started:	05/27/2020 4:05 PM
Report Generated:	06/24/2020 11:54 AM

Grouping	Cycle	Ref #	Permit Type	Group Name	Comment Type	Category Type	Reviewer Comment	Applicant Response	Status	Updated By	Last Updated	Completed?	Date Completed
Main Workflow	1	1	Plan Review	Zoning	PDR	Department Review	The proposed project requires the following land use applications:Petition to rezone the property from the R2 Multiple-Family District to the R3 Multiple-Family DistrictConditional use permit to increase the maximum permitted height in the R3 DistrictSite plan reviewAdditional land use applications may be required depending on the plans the applicant formally submits.		Not Met	Lindsey Silas	06/17/2020 3:41 PM	False	06/17/2020 3:41 PM
		2	Plan Review	PW Transportation, Engineering & Design	PW - Right-of-Way	Department Review	An encroachment permit should be obtained for the retaining wall, even though it is pre-existing, if it is partly in the public right-of-way. Please contact Matt Hanan at (612) 673 -3607 for further information.		Not Met	Matt Hanan	06/18/2020 10:34 AM	False	06/18/2020 10:34 AM
		3	Plan Review	PW Traffic & Parking Services	PW-Traffic and Parking	Department Review	Minneapolis Traffic has underground infrastructure within the project boundaries that are not shown on the site plan. All Traffic infrastructure shall be clearly shown on the site plan. Please contact Shai Comay at shai.comay@minneapolismn.gov for further information. If any traffic infrastructure is disturbed it needs to be fixed and replaced in kind at the expense of the developer.		Not Met	Shai Comay	06/19/2020 7:46 AM	False	06/19/2020 7:46 AM



Checklist Comments Report

Main Workflow	1	4	Plan Review	PW Traffic & Parking Services	PW-Traffic and Parking	Department Review	All street lighting in the Public right-of-way shall be designed and constructed to City standards as defined by the City of Minneapolis Street Lighting Policy. Prior to site plan approval, the Applicant shall contact Joe Laurin at joseph.laurin@minneapolismn.gov to verify street lighting requirements. All street lighting (existing and proposed) shall be shown clearly on the site plan.		Info Only	Shai Comay	06/19/2020 7:47 AM	True	06/19/2020 7:47 AM
		5	Plan Review	PW Utility Connections	PW - Water	Department Review	All existing and proposed Public Utilities (water, sanitary sewer, and storm drain) within the project limits and all adjacent Public right-of-way, shall be shown on the site plan. Utility information shall include corresponding pipe sizes and types. For Public watermain infrastructure records call (612) 673-2865. Any existing water service connections to the site shall be noted on the plans for removal, and shall be removed per the requirements of the Utility Connections Department before any new service lines can be installed, call (612) 673-2451 for more information.		Not Met	Ahmed Al Bayati	06/22/2020 10:44 AM	False	06/22/2020 10:44 AM
		6	Plan Review	PW Utility Connections	PW - Water	Department Review	A double detector check backflow prevention device must be included with the proposed fire services. The installation can be in the ROW, or plumbed in line with the fire system. Please indicate this either on the civil or mechanical sheet(s).		Not Met	Ahmed Al Bayati	06/22/2020 10:44 AM	False	06/22/2020 10:44 AM
		7	Plan Review	PW Utility Connections	PW - Water	Department Review	The water meter shall be installed at the point where the service penetrates the wal.		Not Met	Ahmed Al Bayati	06/22/2020 10:44 AM	False	06/22/2020 10:44 AM

ProjectDox

Checklist Comments Report

Main Workflow	1	8	Plan Review	PW Utility Connections	PW - Water	Department Review	Please refer to the following: http://www.minneapolismn.gov/publicworks/plates in reference to the applicable Water Utility Detail Plates.		Not Met	Ahmed Al Bayati	06/22/2020 10:44 AM	False	06/22/2020 10:44 AM
		10	Plan Review	PW Utility Connections	PW - Water	Department Review	The City of Minneapolis Water Treatment & Distribution Services Division (WTDS) requires that domestic water and fire supply service lines shall be sized based upon the total demand and shall be determined in accordance with recognized engineering methods and procedures. The Applicant (and Engineer) shall be responsible for designing domestic water and fire supply systems that are not oversized for their intended use so that turnover is sufficient to maintain water quality. The Applicant shall confirm that the proposed fire supply service is sized correctly and fire flow capacity is available at the source for the buildings fire protection system. The Applicant shall either: provide a confirmation of domestic and fire service design methods prior to site plan approval or the contractor must submit this information at the time of permitting. Please contact WTDS Engineering at (612) 661-4900, to review domestic and fire service design, connections, and sizes.		Info Only	Ahmed Al Bayati	06/22/2020 11:17 AM	True	06/22/2020 11:17 AM
		11	Plan Review	PW Utility Connections	Other - Additional Text	Department Review	Sheet C104 Utility Plan- Please add labels to the proposed services services (Fire and Domestic). Backflow prevention device should be installed for the fire service.		Not Met	Ahmed Al Bayati	06/22/2020 10:51 AM	False	06/22/2020 10:51 AM

ProjectDox

Checklist Comments Report

Main Workflow	1	12	Plan Review	PW Transportation Maintenance & Repair	PW - Sidewalks	Department Review	Sidewalk Permits: A Sidewalk Construction Permit must be obtained prior to the start of any work in the Public right-of-way. Any concrete construction work within the Public right-of-way must be performed by a contractor who has a certificate of liability insurance (ACORD form) on file with Public Works Sidewalk Inspections prior to the start of any work within the Public right-of-way. For more information call 612-673-2420. The contractor can apply for a sidewalk construction permit at www.sidewalk.mpls.mn.roway.net and follow the instructions on the web site.		Not Met	Paul Miller	06/22/2020 2:19 PM	False	06/22/2020 2:19 PM
		13	Plan Review	PW Transportation Maintenance & Repair	PW - Sidewalks	Department Review	Any existing concrete infrastructure in the public right of way, including but not limited to public sidewalks, curb and gutter, and ADA pedestrian ramps, that is either currently defective or that is damaged during the time of site re-development, must be removed and replaced at the time of site re-development.		Not Met	Paul Miller	06/22/2020 2:19 PM	False	06/22/2020 2:19 PM
		14	Plan Review	PW Transportation Maintenance & Repair	PW - Sidewalks	Department Review	The Applicant shall provide for removal and replacement of all public sidewalks within project limits rather than partial removal of sidewalk sections.		Not Met	Paul Miller	06/22/2020 2:19 PM	False	06/22/2020 2:19 PM

ProjectDox

Checklist Comments Report

Main Workflow	1	15	Plan Review	PW Transportation Maintenance & Repair	PW - Sidewalks	Department Review	All proposed work in the Public right-of-way shall comply with the current edition of the City of Minneapolis Standard Supplemental Specifications for Construction and Minnesota Department of Transportation Standard Specifications for Construction, current edition and its attachments (refer to the following: http://www.minneapolismn.gov/publicworks/plates/index.htm).		Not Met	Paul Miller	06/22/2020 2:19 PM	False	06/22/2020 2:19 PM
		16	Plan Review	PW Transportation, Planning & Programming	PW - Streets	Department Review	All proposed work in the Public right-of-way shall comply with the current edition of the City of Minneapolis Standard Supplemental Specifications for Construction and Minnesota Department of Transportation Standard Specifications for Construction, current edition and its attachments; for detailed information related to City of Minneapolis standard specifications, details, and standard plates refer to the following: http://www.minneapolismn.gov/publicworks/plates/index.htm		Not Met	Paul Miller	06/22/2020 2:20 PM	False	06/22/2020 2:20 PM
		17	Plan Review	PW Transportation, Planning & Programming	PW - Streets	Department Review	All standard plates are included for driveways, curb types, and alleys (if applicable)		Not Met	Paul Miller	06/22/2020 2:20 PM	False	06/22/2020 2:20 PM
		18	Plan Review	PW Transportation, Planning & Programming	PW - Streets	Department Review	The City standard driveway apron provides an uninterrupted sidewalk grade for pedestrians and includes maximum allowable dimensions for driveway width, radius, and other critical design dimensions.		Not Met	Paul Miller	06/22/2020 2:20 PM	False	06/22/2020 2:20 PM

ProjectDox

Checklist Comments Report

Main Workflow	1	19	Plan Review	PW Transportation, Planning & Programming	PW - Streets	Department Review	All driveway aprons shall be designed and constructed to City standards. All driveway aprons shall be shown graphically correct on all related plan sheets. Please refer to the following: http://www.minneapolismn.gov/publicworks/plates/public-works_road . Add the following details from the ROAD-2000 Series - Driveways to the plans: ROAD-2000-R1 (sheet 1 and sheet 2), ROAD-2001-R1, ROAD-2002, and ROAD-2003-R1.		Not Met	Paul Miller	06/22/2020 2:20 PM	False	06/22/2020 2:20 PM
		20	Plan Review	PW Transportation, Planning & Programming	PW - Streets	Department Review	All curb & gutter in the Public right-of-way shall be designed and constructed to City standards, curb & gutter to be City standard B624 Curb and Gutter. Please refer to the following: http://www.minneapolismn.gov/publicworks/plates/public-works_road . Add the following details from the ROAD-1000 Series - Curbs and Gutters to the plans: ROAD-1003 and ROAD-1010.		Not Met	Paul Miller	06/22/2020 2:20 PM	False	06/22/2020 2:20 PM
		21	Plan Review	PW Transportation, Planning & Programming	PW - Streets	Department Review	Applicant shall provide for removal and replacement of all curb and gutter within the project limits rather than partial replacement of curb and gutter sections.		Not Met	Paul Miller	06/22/2020 2:20 PM	False	06/22/2020 2:20 PM

Silas, Lindsey A

From: Ertugrul Tuzcu <ertugrultuzcu@me.com>
Sent: Thursday, April 30, 2020 10:59 AM
To: Silas, Lindsey A
Cc: juliesadeghi@gmail.com; KAREN TUZCU
Subject: [EXTERNAL] 35 Groveland Terrace 55403

Follow Up Flag: Follow up
Flag Status: Completed

Dear Lindsey,

My wife Karen and I live at 45 Groveland Terrace next door to Julie and Mohsen Sadeghi at 35 Groveland Terrace. We have been their neighbors for nearly 13 years and know them to be great neighbors, conscientious community members who are working on a wonderful project to build their new five-unit condo residence. They have done an excellent job in personally meeting with all of their neighbors and sharing their plans and the new design and receiving input. My wife Karen is an interior designer and truly understands esthetics and design, she felt the design was marvelous which will enhance the look of our neighborhood and was designed by a very reputable architecture firm.

I know there is a meeting set up on June 1st with the Minneapolis Planning Commission to review the project so I wanted to express my 2cents to support the project as part of their neighbor and member of the neighborhood.

If you like to reach me I have my information below. Thank you for your assistance.

Best,

Ertugrul and Karen Tuzcu

45 Groveland Terrace

Minneapolis, MN 55403

Tel: 612 354 2543 (h)

612 802 0608 (m)

ertugrultuzcu@me.com

Sent from my iPhone

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

To: Minneapolis Planning Commission
From: Trisha Stark
Re: 35 Groveland Terrace, Minneapolis, MN 55403

May 1, 2020

Dear Commissioners and other interested parties:

I am the immediate next door neighbor to this property at 35 Groveland Terrace. I wish to express my strong support for the plan to demolish the current building and rebuild a 5 unit condominium. The Sadeghis have shared the plan for the building, and I believe it will bring an important positive benefit for our neighborhood. While having a building next door under construction is a short-term inconvenience, I believe the long-term benefit to our community will be significant. I strongly encourage you to support the plan for 35 Groveland Terrace. Thank you for your consideration.

Sincerely,



Trisha A. Stark, PhD, LP, MPA, MJ
47 Groveland Terrace
Minneapolis, Minnesota 55403
trishas@trishastarkphdlp.com
952-457-3431

Cc: Julie and Mohsen Sadeghi

Silas, Lindsey A

From: John H. Ward <jhward@usfamily.net>
Sent: Friday, May 29, 2020 1:47 PM
To: Silas, Lindsey A
Subject: [EXTERNAL] Fwd: 35 Groveland Terrace rezoning and increased height- proposed new building

Lindsey Silas-

I have owned 27 Groveland Terrace since 1976. My entire family lived in the property for many years, and my son currently resides at the property. I strongly object to the proposal to build a five unit condo building on the property at 35 Groveland Terrace adjacent to my westerly property line. The white mansion to be destroyed is a lovely building and a great addition to Minneapolis history and Lowry Hill. The three properties together (25, 27 and 35 Groveland Terrace) provide one of the last vistas of Minneapolis' past. They are on a similar plane visually, and are all three strong, powerful buildings of different but classic design that are being fully used as vibrant vestiges of the neighborhood.

In addition, 35 provides several reasonably priced rental units for decades, and those will be eliminated. Politicians and Minneapolis officials continually talk about affordable housing, and this will eliminate several units in an irreplaceable building that stands proud on the hill. This proposal was apparently approved without notice to the adjoining property owners by the City or the neighborhood groups. When I finally found out about it, I attempted to contact the person listed as the City liaison at that stage, and she didn't return SEVERAL telephone calls after a period of many days. I got the sense this was greased, and my input was definitely not wanted. No "transparency" no matter how much City officials use that word. The process miserably failed the fairness test.

The proposed building is downright ugly from the sketches I have seen. In addition to its architectural homeliness, modern shed look and simplicity, it will probably consume the front yard to squeeze that many units into that parcel. It will not fit in with any residential theme of the neighborhood. If it is granted a variance in height, it will severely affect not only my views, but will also affect the views of the properties on Mt. Curve and 25 Groveland Terrace. It is not a good proposal and not a good fit. When the modern double bungalow to the west of 35 was torn down and rebuilt several years ago, the new building had distinctive classic touches that helped it blend in, and it was an improvement to the area. The proposed 35 building will be a detriment to the historic nature of the neighborhood.

The existing grand building has good bones and a beautiful and distinctive street presence, especially the large curved porch that is so unique. I am sure that a talented and thoughtful architect could repurpose the existing building into modern condominiums within the confines of this existing treasure with possibly some tasteful additions. Instead, approval will create an architectural and historic loss to Lowry Hill. The process for gunning this travesty through should be stopped and reexamined.

Please, please consider the negative consequences of the approval of this inappropriate building and recommended its disapproval.

John H, Ward
(952) 922-8758

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

Silas, Lindsey A

From: Edward Kodet <ekodet@kodet.com>
Sent: Monday, June 1, 2020 9:26 AM
To: Silas, Lindsey A
Cc: Goodman, Lisa R.
Subject: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] 35 Groveland Terrace

Ms. Silas

This is a follow up email from earlier.

I was contacted by John Ward, 27 Groveland Terrace, which is right next to the property requesting the rezoning. He is very much opposed to the rezoning as well as the design of the building.

I also spoke to Al Keith at 25 Groveland Terrace , Two doors down from 35 Groveland Terrace. He is also very much opposed to the rezoning as well as the design of the building.

I have asked both to follow up with you.

The unitarian Society next to me is not available because of the Coronavirus.

In summary the three of us are opposed to the rezoning. From my conversation our concerns are as follows.

1. We were not informed or contacted by the Lowry Hill Neighborhood Association that this was to be discussed and that action would be taken.
2. The design does not reflect the character of the historic buildings along the South Side of Groveland Terrace
3. The existing 35 Groveland Terrace building should be kept.
4. The 35 Groveland Terrace building is historic enough to be saved.
5. We oppose going into the front yard any further than the existing 35 Groveland Terrace Building.
6. The design is totally out of context and makes no attempt to fit into its context. It is suburban at best and lacks any and all detail.

In Summary the existing building should be saved and used to its highest and best use.

All three of us , as immediate neighbors, have invested time and substantial money in our buildings and believe this should apply to other owners. Certainly, all of us see an easy way to demolish our structures and look at new buildings. This is not the best choice to reflect Lowry Hill's history .

The design as proposed will devalue the historic character of Lowry Hill forever and should be rejected outright.

We request the rezoning be rejected and that a new process be initiated for the development of 35 Groveland Terrace.

Thanks

Ed Kodet

Edward J. Kodet Jr., FAIA, LEED AP

KODET ARCHITECTURAL GROUP, LTD. 

15 Groveland Terrace | Minneapolis, MN 55403 | 612.377.2737 x2100 phone | 612.377.1331 fax
ekodet@kodet.com | www.kodet.com

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Please consider the environment before printing this email.

From: Edward Kodet
Sent: Thursday, May 21, 2020 11:30 AM
To: Silas, Lindsey A <Lindsey.Silas@minneapolismn.gov>
Subject: RE: [EXTERNAL] RE: [EXTERNAL] 35 Groveland Terrace

Ms. Silas

Thanks

Ed Kodet

Edward J. Kodet Jr., FAIA, LEED AP

KODET ARCHITECTURAL GROUP, LTD. 

15 Groveland Terrace | Minneapolis, MN 55403 | 612.377.2737 x2100 phone | 612.377.1331 fax
ekodet@kodet.com | www.kodet.com

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From: Silas, Lindsey A <Lindsey.Silas@minneapolismn.gov>
Sent: Thursday, May 21, 2020 10:56 AM
To: Edward Kodet <ekodet@kodet.com>
Cc: Goodman, Lisa R. <Lisa.Goodman@minneapolismn.gov>
Subject: RE: [EXTERNAL] RE: [EXTERNAL] 35 Groveland Terrace

Hi Ed,

I will include your letter in the public record for this item. The public hearing is scheduled as a virtual meeting for June 1st. You are able to sign up to speak at the meeting using this link: <http://minneapolismn.gov/meetings/WCMSP-224511>

Thanks,
Lindsey

Lindsey Silas

Senior City Planner

Land Use, Design and Preservation

she/her/hers

City of Minneapolis – Community Planning and Economic Development

250 4th Street South – Room 300

Minneapolis, MN 55415

Cell: 612-358-6686

From: Edward Kodet <ekodet@kodet.com>
Sent: Thursday, May 21, 2020 10:54 AM
To: Silas, Lindsey A <Lindsey.Silas@minneapolismn.gov>
Cc: Goodman, Lisa R. <Lisa.Goodman@minneapolismn.gov>
Subject: [EXTERNAL] RE: [EXTERNAL] 35 Groveland Terrace

Ms. Silas

This is the first time I have been able to get any drawings. This includes contacting the City numerous times. Thank You.

If I had drawings, I would certainly have objected at any neighborhood meetings and the HPC meeting. The design is a disaster. Look at the elevation. It fits in nowhere. A design that is totally absent of any detail and is totally insensitive to Groveland Terrace.

To replace an existing building that has character with this design is about as bad as it can get. The original building contributes to character and scale of the neighborhood while the new building destroys any sense of place or history.

I like and promote modern design, but this design in this location is a total mess. There is no excuse for such a badly conceived building.

I am totally opposed to the project and thus oppose any type of rezoning etc. The HPC approval should be reversed and a design that utilizes the existing structure explored.

This building design is only a minimal effort at the expense of the neighborhood. The design is a just plain ugly box.

Someone at the City of Minneapolis must be totally asleep to allow this travesty.

I know this is very negative but, please let me know how and where I can appear or take any action to stop this project.

Ed Kodet
15 Groveland Terrace.

From: Silas, Lindsey A <Lindsey.Silas@minneapolismn.gov>
Sent: Thursday, May 21, 2020 10:12 AM
To: Edward Kodet <ekodet@kodet.com>
Subject: RE: [EXTERNAL] 35 Groveland Terrace

Hi Edward,

I've attached the requested plans. The HPC has already approved the demolition of this building and there are no further historic reviews required. The applicant is not requesting a front yard setback variance.

Thanks,
Lindsey

Lindsey Silas
Senior City Planner
Land Use, Design and Preservation
she/her/hers

City of Minneapolis – Community Planning and Economic Development
250 4th Street South – Room 300

Minneapolis, MN 55415
Cell: 612-358-6686

From: Edward Kodet <ekodet@kodet.com>
Sent: Thursday, May 21, 2020 2:31 AM
To: Silas, Lindsey A <Lindsey.Silas@minneapolismn.gov>
Subject: [EXTERNAL] 35 Groveland Terrace

Ms. Silas

What information is current available for 35 Groveland Terrace? I know the staff report is not due until next week but before commenting I would like to review the application. In particular the drawings and site plan. My concerns are as follows:

1. The new development will demolish a historic building on Groveland Terrace. I am aware that the Lowry Hill Homeowners Association and the Minneapolis HPC has approved the demolition. This changes nothing. They are wrong. This building is part of the historic fabric of Lowry Hill and should remain. If they want to convert it to 5 units that is acceptable as long as it meets good historic design guidelines.
2. The front yards along Groveland Terrace are large. That character should also remain. If the development needs to go beyond the front yard setback of the existing structure that variance or change needs to be denied. Moving a new structure closer to the street and no matter the design this is not acceptable.

I oppose any zoning changes that allow for the demolition of the existing building and any zoning or variances that encroach on the existing front yard.

Thank you

Ed Kodet
15 Groveland Terrace
612-377-8256
ekodet@kodet.com

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Silas, Lindsey A

From: Bill Payne <paynewb@gmail.com>
Sent: Tuesday, June 23, 2020 11:22 AM
To: Silas, Lindsey A
Subject: [EXTERNAL] 35 Groveland Terrace

Follow Up Flag: Follow up
Flag Status: Flagged

Planning Commission
City of Minneapolis

Dear Commissioners:

I write in opposition to the applications pertaining to 35 Groveland Terrace. I live behind the subject property, looking down, in a 1910 Kees & Colburn house (including a 1920 addition by Kees & Colburn) that was divided into two condominiums in 1986. My wife and I own one of the units. I am not opposed to condominiums. But I am opposed to inappropriate use of property. I have visualized the proposed building from our property and find it massively out of scale, blocking current views. I have received a drawing of the footprint of the proposed building that appears to occupy about two-thirds of the site, although I am told that the proposed rezoning would allow only a 50% footprint (that compares to a much smaller percentage for the existing building). The proposed three-story building would rise just few feet from our property line. It would be adjacent to a two-story carriage house on the property immediately to the east of the subject property and would extend well into the existing front lawn, in front of the existing setbacks of the buildings on Groveland Terrace. When that footprint is combined with the height of the proposed building, it is massively out of scale. It also contrasts with the existing building, which occupies a smaller footprint and whose third floor is a hipped roof: the proposed building rises vertically through the third floor.

The staff report notes that there are many uses of properties in the adjoining neighborhood. But Groveland Terrace itself is fairly well preserved, including the masterful Long & Kees house at 25 Groveland Terrace. Even the building immediately west of the subject property, which replaced a 1950's duplex, is consistent with late 19th, early 20th, century style. While the existing building has been cleared for demolition on the basis that it is not particularly distinctive or representative of the architect (Louis Long), that does not mean that any replacement should disregard the gracious style of the neighborhood.

The subject property, if built out as planned, on one of the most distinctive streets in Minneapolis, will negatively affect the architectural and historical legacy of Lowry Hill. Denying the applications is within your discretion.

Rezoning of the Property

I understand that one factor that has influenced the staff to recommend rezoning is that as rezoned it would be permitted by the new zoning code, although only the framework for that code has been adopted. I may use incorrect terms here, but I hope you will understand my point: until it is adopted, the existing zoning code and prevailing practices should continue to be used. We do not know that the proposed code as presently outlined will be adopted; there may be nuances pertinent to the subject property when that code is adopted. Why not wait until we have the final code before using it? In the meantime, would the Commission allow this wholesale change from two units to ten units under existing practices?

Conditional Use Permit

My understanding is that the new zoning code would permit only two and one-half story construction. Therefore, if the new zoning code is being used for guidance, only two and one-half stories should be permitted, not three stores as

permitted by the current R3 zoning. That is, there should be a rule of consistency: if leniency is permitted to take advantage of the new code, all elements of the new zoning code should be applied.

Applying the new zoning code to height allowances would alleviate my concern about scale and mass. While my concerns would remain, a limit at two and one-half stories would be a great result.

Conclusion

The rezoning should be denied until the new zoning code becomes official. But if the Commission authorizes rezoning, it should deny the conditional use permit because that permit would be inconsistent with the new zoning code.

--

William B. Payne
912 Mt. Curve Ave.
Minneapolis, MN 55403
(612) 226-2015

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Silas, Lindsey A

From: A H Keith <ahkeith@comcast.net>
Sent: Friday, May 29, 2020 1:27 PM
To: Bender, Lisa; Goodman, Lisa R.; Silas, Lindsey A
Subject: [EXTERNAL] 35 Groveland Terrace

We received your drawing for 35 Groveland Terrace and were appalled:

1. The building is completely out of character with the neighborhood
2. It would completely change the look of the street. It's not compatible.
3. We are strongly against re-zoning and increasing the permitted height
4. The existing building appears to be Historic.
5. If the owner wishes to convert to condos, it could be done by keeping the existing structure and location.
6. Building higher and closer to the street would destroy the beauty of the street.

We wonder if the LHNA is aware of what would be replacing 35 Groveland Terrace when voting on the application for demolition.

This is not an attitude of the LHNA we remember where members worked hard to preserve the historic nature of this area and made it what is it today.

Al and Shirley Keith (residents since 1968)

25 Groveland Terrace

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